

## CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org



Mr. Don West  
Environmental Management Support, Inc.  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

December 3, 2012

Dear Mr. West:

**RE: Application Submitted by the City of Manitowoc, Wisconsin to the United States Environmental Protection Agency for a Fiscal Year 2013 Brownfields Revolving Loan Fund Grant.**

The City of Manitowoc is pleased to submit the enclosed application to the United States Environmental Protection Agency (USEPA) for a Brownfields Revolving Loan Fund (BC-RLF) Grant in the amount of \$1,000,000. The RLF funds will be used to establish a sustainable loan program for the cleanup of brownfields within the City of Manitowoc. Funding will be utilized during a project period of five years (2013 to 2017 anticipated). A continuing redevelopment limitation for the City's existing Brownfields Program is access to cleanup funding. The City's redevelopment strategy is focused on contaminated properties with the highest redevelopment potential, and where motivated, qualified borrowers are prepared to clean up the environmental contaminants at the site and are able to capitalize on the funding provided by the RLF.

The RLF funding will help a community significantly impacted by brownfields, both economically and in terms of environmental health. The City's comprehensive GIS inventory of known and/or potential brownfields properties identifies at least 345 brownfield properties. Many of the brownfields sites are located adjacent to the Manitowoc River and/or Lake Michigan shoreline, where contaminants threaten sensitive ecological environments and potentially the City's water supply (Lake Michigan). These brownfield properties are also located adjacent to older residential neighborhoods, where they threaten the health and economic well being of a disproportionate number of minority and economically disadvantaged residents.

Per grant application requirements, the following identifies the threshold criteria for the grant.

**Applicant Identification:**

- a. i. Name of Applicant: City of Manitowoc
- ii. Address of Applicant: 900 Quay Street, Manitowoc, WI 54220-4543
- b. **Dun and Bradstreet Data Universal Numbering System (DUNS)**
  - i. DUNS Number: 025970799
- c. **Funding Requested:**
  - i. Grant Type: USEPA Brownfields Revolving Loan Fund (RLF) Grant
  - ii. Federal Funds Requested: \$1,000,000 (City will provide cost share of \$200,000)
  - iii. Contamination: Petroleum (\$250,000) and Hazardous Substances (\$750,000)
- d. **Location:** City of Manitowoc, Manitowoc County, Wisconsin
- e. **Property Identification:** Various brownfield properties within the City of Manitowoc, Wisconsin.
- f. **Contacts:**

**Project Director:**

Mr. David Less, City Planner  
Phone: 920-686-6930

**Chief Executive:**

Mr. Justin M. Nickels, Mayor  
Phone: 920-686-6980

Mayor Justin M. Nickels – Phone (920) 686-6980

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# CITY OF MANITOWOC

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Email: [jnickels@manitowoc.org](mailto:jnickels@manitowoc.org)  
900 Quay Street, Manitowoc, WI 54220-4543

- g. **Date Submitted:** This proposal is being submitted to the USEPA via the USPS on December 3, 2012.
- h. **Project Period:** 5 years (2013 to 2017 anticipated)
- i. **Population:**
  - i. General population of the City of Manitowoc: 33, 736 (2010 Census)
  - ii. *Not Applicable*; The City of Manitowoc is a "general purpose unit of local government" as that term is defined in 40 CFR Part 31.
- j. **Special Consideration:** Attached to this letter is the completed "Special Considerations" checklist. Many Manitowoc residents are dealing with decreased economic opportunities due to **plant closings leading to job losses**. Several local manufacturing companies have experienced considerable downturns in business, and as such, have either closed or have had to eliminate hundreds of job from the local labor force. Local government has not escaped the layoffs, including Manitowoc County and the City of Manitowoc, which laid off approximately 110 full time equivalent positions since 2010. The latest plant closing announced on November 1, 2012 was the Kewaunee Nuclear Power Plant. With the closing of the power plant more than 650 full time employees will lose their jobs, including approximately 260 employees living in the City of Manitowoc.

The City of Manitowoc also has a proven record of encouraging and implementing green building and site development practices. Examples of the City's commitment to sustainable practices include: the LEED-certified Kohl's Department Store (in Harbor Town); the Orion Energy Systems building; Festival Foods store (utilized Orion Light Pipes); Dermatology Associates in downtown Manitowoc (installed a green roof); and Felician Village, a multigenerational senior campus (improved geothermal system).

Based on information regarding leveraging included in section 2.b.iii of the application, the City has authorized the expenditure of \$6,000,000 to demolish one of the targeted brownfield properties, the former Mirro Plant No. 9, 1512 Washington Street, by virtue of a TIF amendment; no specific authorization or action to borrow those funds have been put into place, as the building is not in public ownership. However, the City is positioning via TIF in the event the property comes into public ownership.

We look forward to working with the USEPA on this and other future projects. If you have any questions or concerns related to the County's proposal, please contact me at your earliest convenience.

Sincerely,  
CITY OF MANITOWOC



Mr. Justin M. Nickels, Mayor

CC: Ms. Deborah Orr, Regional Brownfields Coordinator – EPA Region 5, Chicago, IL  
Dave Less, City Planner, City of Manitowoc

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## V.B. RANKING CRITERIA

**V.B.1 Community Need.** The greatest need in the City of Manitowoc (City) is revitalization of the manufacturing/industrial/commercial market(s) to attract living-wage jobs, improve the tax-base/equalized property values and stabilize the older urban neighborhoods that are located in and/or adjacent to known or suspected brownfield properties. The City has developed a number of planning documents including a "Comprehensive Plan" (2009), a *Downtown and River Corridor Master Plan*" (2009), and a focused "Area-Wide Market Feasibility Study (draft 2012) for one the City's largest brownfields property, the Lakeview Centre Mall properties. These plans will be used collectively to guide the City's brownfield assessment, cleanup and redevelopment efforts. The goals of the planning documents coincide with the guiding Livability Principals, in conjunction with the Partnership for Sustainable Communities, to advance development patterns and infrastructure investment programs that achieve improved economic prosperity, healthy environmentally sustainable, and opportunity-rich communities regardless of race and income.

**V.B.1.a Health, Welfare, and Environment.** The City has been significantly impacted by brownfields, many of which are located in older industrial areas adjacent to the Manitowoc River and the Lake Michigan shoreline, where they represent not only a major blight, but also a threat to key environmental receptors and the City's water supply. This is attributable, in part, to the historic heavy industrial complexes operating on the City's riverfront which prior to the Clean Water Act, directly discharged waste to the River. Fish advisories in the Manitowoc River are currently in effect for multiple species due to documented high levels of PCBs in the fish, which represent a threat to human health and the environment. In addition, the majority of brownfield properties are located adjacent to older residential neighborhoods where they threaten the health and economic well being of a disproportionate number of minority, elderly, and economically disadvantaged residents. The following paragraphs describe the effects that brownfields have on the health, welfare and environment of residents throughout the City, but will highlight the effects in two Census Tracts (4 and 5) where there is, 1) a large percentage of known brownfields, 2) a significant number of industrial/commercial properties that are for sale or are known to be vacant, 3) a considerable number of tax delinquent properties, and 4) environmental justice concerns. These two census tracts together contain 2,414 residents (approximately 7% of the City's total population) in a land area of only 1.72 square miles (9.4% of the City's total land area), and contain approximately 24% of the City's known or suspected (potential) brownfield properties. The following table summarizes the statistical data on potential brownfield sites in the City of Manitowoc.

	No. of Potential Brownfields	No. of Industrial/Commercial Properties for Sale	No. of Vacant Business Properties	No. of Tax Delinquent Properties	No. of Potential Brownfields that are Tax Delinquent
City of Manitowoc	345	35	65	522	53
Census Tract No. 5	62 (18%)	7 (20%)	9 (14%)	51 (10%)	12 (23%)
Census Tract No. 4	20 (6%)	2 (6%)	1 (1.5%)	60 (11.5%)	2 (4%)

Source: City of Manitowoc's Brownfields GIS database, United States Postal Service and Multiple Listing Service.

Several of the most significant brownfields sites in the City are associated with the Mirro Aluminum Company, which was a major employer in the City for more than 100 years before ending operations in 2003. Mirro left behind a number of vacant manufacturing properties and large buildings. The largest Mirro site is a 900,000 square foot vacant former office/warehouse/manufacturing complex of nine interconnected buildings up to 8- stories high located at 1512 Washington (Mirro Plant No. 9). Two other high priority redevelopment sites are 4111 Custer Street (a former junkyard) and the Lakeview Centre Mall Properties. Both of these sites are located in mixed use areas of the City and have residential properties located either adjacent to or across the street from them. All three have been assessed utilizing funds from the City's FY2011 USEPA Assessment grant. **The Mirro Plant No. 9, Lakeview Centre Mall Properties and the 4111 Custer Street property are targeted high priority redevelopment sites currently identified to use RLF funding.** The following table details potential contaminants of concern (COC) and their health effects at the three target areas/properties.

Site Name and Location	Processes	Suspected Contaminates	Potential Health Effects
Mirro Plant No. 9 Census Tract No. 4	Manufacturing	Lead	Decreased intellectual development of infants and children; effects to gastrointestinal, renal and reproductive systems of children and adults.
		Polycyclic	Cataracts, kidney and liver damage, jaundice and cancer

Site Name and Location	Processes	Suspected Contaminates	Potential Health Effects
		Aromatic Hydrocarbons	
		Polychlorinated biphenyls	Neurological Development of Children (including low birth weight); Harmful to the Reproductive System; may cause cancer; Harmful to the Immune System; and Endocrine Disruptor
		Volatile Organic Compounds	Eye, nose, and throat irritation; headaches, loss of coordination, nausea; damage to liver, kidney, and central nervous system; some organics can cause cancer.
4111 Custer Street	Junkyard	Vehicular Fluids (Gasoline, transmission fluid, etc.)	Skin and sensory irritation; central nervous system depression; effects on the respiratory system; effects to kidney, liver and blood systems; and leukemia.
		Lead	Decreased intellectual development of infants and children; effects to gastrointestinal, renal and reproductive systems of children and adults.
Lakeview Centre Mall Properties Census Tract No. 5	Retail and Automotive Service Center(s)	Petroleum	Effects on the lungs, central nervous system, liver, kidney and reproduction system.
		Lead	Decreased intellectual development of infants and children; effects to gastrointestinal, renal and reproductive systems of children and adults.

Select data associated with the documented impacts that brownfields have on the health, welfare and the environment of the community are contained in the following table and discussed in detail below.

Community Demographic / Indicator of Health and Welfare		WI	US <sup>1</sup>	City/County of Manitowoc	Census Tract No. 5	Census Tract No. 4
Minority	African-American	5.8%	12.6%	1.52	3.68%	0.64%
	Hispanic	5.5%	16.3%	2.53	11.14%	3.20%
	Asian	2.3%	4.8%	5.08	13.5%	2.09%
Adult/Elderly	Kidney Disease(cancer)	16.8%	N/A			
	Lung Cancer Incidence	68.4 per 100,000	NA	41.4 per 100,000	41.4 per 100,000	41.4 per 100,000
	Asthma (by use of prescription)	4.2%	N/A	na	4.34%	7.08%
	Smoking (cigarette/past 12 months)	23.7%	~20%	na	33.33%	31.37%
	Age 85 Years or Older	13.5%	13.0%	3.2%	6.61%	7.72%
Children	Infant Mortality (<1 yr /1,000)	N/A	6	7 <sup>(3)</sup>	7 <sup>(3)</sup>	7 <sup>(3)</sup>
	Child Lead Poisoning	1.4%	1.0%	1.51%	NA	NA

As noted in the table above, it is apparent that minority and sensitive populations are disproportionately impacted by their proximity and exposure to potential contaminants from brownfield properties. Due to the proximity of brownfield properties to minority-low income neighborhoods, it is likely that legacy environmental impacts have played a pivotal role in the incidence of lung cancer, kidney disease, and lead poisoning in the known sensitive populations, including children and the elderly.

**Sensitive Populations.** Based on demographic data for 2012 obtained from *The Reinvestment Fund Community Profile Reports* ([www.policymap.com](http://www.policymap.com)), the most significant minority group in the City is Asians, who form approximately 5.1% of the City's population, and who represent 13.5% of the residents in Census Tract No. 5 ("Downtown West"). An estimated 8.1% of the City's residents speak a language other than English at home (based on U.S. Census Bureau data for the year 2000) and a majority of these are believed to be Hmong. The Hmong are among the most economically depressed Asian groups in the US. A significant percentage of the Hmong who immigrated to the U.S. after the end of the Viet Nam War were illiterate farmers. Low literacy rates, low income levels, and a concentration in urban centers have made the Hmong more susceptible to the health and economic impacts of brownfields. The Hmong in many cases have maintained components of their agrarian culture including raising vegetables in urban gardens and catching fish for consumption from the Manitowoc River. These practices, combined with low literacy rates, make them particularly susceptible to ingestion of environmental contaminants and associated health risks.

The Hmong community is concentrated in Census Tract 5 (downtown west) which contains the Mirro Plant No. 9, as well as many other brownfields sites.

**Lead Poisoning.** A total of 249 instances of children with lead poisoning (defined as blood levels of lead greater than or equal to 10 micrograms per deciliter) were recorded by the State of Wisconsin, Department of Health and Family Services in the City of Manitowoc during the period 1996-2006. At least 40% of these cases were recorded for children living in the 9.4% of the City's land area contained in Census Tracts 4 and 5. Based on a review of historical aerials and sandborn maps, it as though between 68 and 100% of the housing in this area was built before 1950. Although a majority of the lead exposure is attributable to deteriorated lead painted surfaces in these homes, the effects of lead are additive, and the additional environmental sources of lead associated with the disproportionate number of brownfields sites in these areas represent an acute threat for children already having elevated blood levels.

**Asthma.** A 2007 study by the National Center for Environmental Health Center for Disease Control and Prevention, documented that Wisconsin has a higher percentage of adults self reporting asthma (9.2%) than the U.S. as a whole (8.2%), with the discrepancies greatest in the 25 to 34 year age range (14.3% in Wisconsin versus 8.1% for the U.S.), and the older than 65 age range (8.8% versus 7.5%). The elderly have more health problems and greater difficulties in affording health care than other segments of the population. This puts them at increased risk from the additive health effects, including asthma, which can be partially attributable to exposure to environmental contaminants associated with brownfields sites and/or abandoned buildings.

**V.B.1.b Economic Impact of Brownfields on the Targeted Community:** One of the most significant economic impacts from brownfields has been the loss of property tax revenue that might otherwise have been generated by the productive use of now abandoned, vacant or underutilized properties. In addition, the blight associated with these properties has in many instances reduced the valuations for neighboring properties, resulting in a further loss of tax base and property tax revenue. Finally, there have been significant direct costs to the City and other local governments associated with maintaining, as well as securing vacant or abandoned properties, and providing services such as mowing of weeds, the clearing of snow from sidewalks adjacent to vacant or abandoned properties, the disposal of waste materials illegally dumped on these properties, and the response by fire and police personnel to criminal activities including arson fires that occur at a disproportionately high rate on these types of properties. The former Mirro facilities are probably the most blatant example of the economic impact of brownfields on the City and its residents. The initial economic impact was the loss of an estimated \$19,000,000 in annual wages and benefits associated with the 1,150 relatively high wage manufacturing jobs that were lost. A second direct impact to the City was the loss of property tax revenues which totaled \$557,000 for the ten (10) Mirro facilities in 2003 - the year of closure. If awarded, funds from the RLF will likely be loaned and granted to the Community Development Authority (CDA) to facilitate the cleanup of the Mirro Plant No. 9. The environmental cleanup, asbestos abatement, and demolition costs associated with this facility are estimated to exceed \$6,000,000. It is likely that multiple funding sources will be required to complete the cleanup. Consequently the City is working with the State of Wisconsin to prepare a strategy to acquire the needed funding.

**Demographic Data Demonstrating Economic Need of Area Residents:** Demographic data pertaining to economic distress for the City of Manitowoc/Manitowoc County, the State of Wisconsin and the U.S., as well as two of the census tracts (4 and 5) having the greatest concentrations of brownfield sites and the highest percentages of residents in one (1) or more of the sensitive population categories is presented in the following table.

	Census Tract No. 4	Census Tract No. 5	City	State	National
Population	4,176 <sup>3</sup>	2,850 <sup>3</sup>	33,736 <sup>1</sup>	5,686,986 <sup>1</sup>	308,745,538 <sup>1</sup>
Unemployment	10.5% <sup>3</sup>	7.9% <sup>3</sup>	8.9% <sup>2</sup>	8.5% <sup>2</sup>	8.2% <sup>2</sup>
Poverty Rate	7.7% <sup>3</sup>	11.4% <sup>3</sup>	7.9% <sup>1</sup>	13.0% <sup>1</sup>	15.1% <sup>1</sup>
Percent Minority	7.5% <sup>3</sup>	18.4% <sup>3</sup>	10.1% <sup>1</sup>	13.8% <sup>1</sup>	26.7% <sup>1</sup>
Median Household Income	\$47,261 <sup>3</sup>	\$33,946 <sup>3</sup>	\$42,437 <sup>3</sup>	\$50,351 <sup>3</sup>	\$49,445 <sup>3</sup>
<sup>1</sup> Data is from the 2010 U.S. Census data and is available at <a href="http://www.census.gov">www.census.gov</a> . <sup>2</sup> Data is from the Bureau of Labor Statistics and is available at <a href="http://www.bls.gov">www.bls.gov</a> <sup>3</sup> Data is from the 2010 American Community Survey and is available at <a href="http://www.census.gov/newsroom/releases/archives/income_wealth/cb11-157.html">http://www.census.gov/newsroom/releases/archives/income_wealth/cb11-157.html</a>					

As shown in the table above, the median household income in the City is approximately 14% lower than for that for the State of Wisconsin. The income in Census Tract 5 is more than 20% lower than for the City as a whole, and 31% lower than the State median household income. Similar negative trends are evident in median home prices and in population growth rates. Although the causes for these trends are complex and multivariate, the presence of a greater concentration of brownfield sites is a contributing factor to the lower home values and population trends.

The unemployment rate in Manitowoc increased dramatically during the current economic downturn, reaching a peak of 14.4% in January 2010. The high unemployment rate can be attributed in part to Manitowoc's historic economic reliance on manufacturing. In 2009, the City had the highest percentage of residents employed in manufacturing than in of any other state in the US. An article in the New York Times on 11/28/2009 on *"Food Stamp Usage across the Country"* documented a dramatic increase in food stamp usage in Wisconsin, Ohio, and Michigan, which the article attributed to the battered manufacturing economy in these states. Although data are not provided for the City, Manitowoc County (where more than 30% of residents are employed in manufacturing businesses) has been particularly battered, as reflected by a 76% increase in food stamp usage from 2007-2009. The percentage of African American residents receiving food stamps, 50%, is the second highest for any county in Wisconsin, and is an indicator of the distress among the sensitive population groups concentrated in the areas with the greatest number of brownfields.

Several local manufacturing companies have experienced considerable downturns in business, and as such, have either closed or have had to eliminate hundreds of job from the local labor force. The following table summarizes the more prominent plant closings or downsizing over the past three years.

Company	No. of Jobs Lost
Thermo Fischer Scientific	400
Burger Boat Company	70
Busch Agricultural Resources	49
Koenig & Vits	86
Invincible Metal Furniture Co.	81
Manitowoc County	35
City of Manitowoc	75
<b>Total No. of Jobs Lost</b>	<b>796</b>

The latest plant closing announced on November 1, 2012 was the Kewaunee Nuclear Power Plant. With the closing of the power plant more than 650 full time employees will lose their jobs, including approximately 260 employees living in the City of Manitowoc.

The State and local tax policies have also impacted how the City does business. Many states allow governments to use some form of general tax. Wisconsin unlike other states, collects revenue at the state level and distributes them to local government. This is called revenue sharing. Revenue sharing is the largest non-property tax aid for the City. Since the year 2000, revenue sharing has decreased by 15%. In addition, the State's imposed limits on municipal levies have left little excess tax revenue for the City to use to assess brownfield sites. Local property tax dollars are not available for cleanup activities at these sites as the City has relied on cost-cutting efforts to remain solvent. Another important limiting economic factor is the City's lack of "entitlement status" based on its population being under 50,000. As a result of its non-entitlement status, the City does not receive an annual allocation of Community Development Block Grant (CDBG) funding that could be a key source of funding to address brownfield sites in larger cities.

## **V.B.2 Program Description and Feasibility of Success (55 points)**

### **2.a Program Description**

**2.a.i. Brownfield Redevelopment Program.** The City of Manitowoc has the capability and capacity to manage a \$1,200,000 RLF program, and is requesting \$1,000,000 to establish this sustainable source of cleanup funds. The City currently supports redevelopment through property assessment, area-wide planning and technical assistance services. However, the limiting factor to redevelopment within the City continues to be access to cleanup funding. The RLF will be a vital addition to the City's existing Brownfields Program by establishing a sustainable source of funds that can be used to remediate brownfield properties. It is the City's goal to use the funding from their existing assessment grants and the RLF to bring brownfield projects from initial identification (inventory) through assessment and remediation to productive end use (redevelopment). The City's redevelopment strategy is to focus on contaminated properties with the



highest redevelopment potential, and where motivated, qualified borrowers are prepared to deal with environmental cleanups and are able to capitalize on the funding provided by RLF.

The main loan product would be fixed rate low-interest loans (benchmarked to prime). The loan agreements would be structured to balance the needs of the borrower, as well as ensure the sustainability of the RLF Program. Therefore loan terms, interest rates and duration will be based on the borrower's ability to service the debt, with no loan term extended to longer than 10 years. This will allow the initial funds to revolve so that subsequent loans can be partially or wholly financed through loan repayments. Borrower repayments would be structured to meet a projects cash flow, and be tailored so as to be flexible, including deferments. Deferments will be for a maximum of two (2) years, and loan balances will be re-amortized with accrued interest over the remaining term of the loan. No prepayment penalty will be associated with this program. Subgrants may be awarded to public or nonprofit borrowers after consideration of their fiscal solvency and the nature of the project. The City will target the subgrants to high poverty areas with little access to public capital for brownfield redevelopment activities. The City is dedicated to developing a sustainable program while facilitating a market for brownfield investment. It is anticipated that repayments will begin to come back to the City on or prior to 2018, enabling the program to move toward a true revolving fund with an adequate capital base to support loans in the range of \$200,000 to \$250,000 by 2020.

The Community Development Authority (CDA), an agent of the City will be responsible for administering the RLF. The CDA, the City Planning Department, the BAC and other City staff involved in the implementation of the RLF will develop loan criteria and marketing materials to reach potential borrowers, as well as contract with a Qualified Environmental Professional (QEP) for environmental program oversight. The CDA, City staff and QEP will ensure that the program is managed in conformance with the USEPA cooperative agreement and all applicable laws and regulations including, but not limited to, servicing loan agreements and collection of payments. The City's Planning Department, in conjunction with its Legal Department, and local Economic Development officials will assist the dedicated RLF staff in creating guidelines for borrower evaluation, and will develop a scoring matrix for assessment of loan applications. They will also work with appropriate local and State authorities to ensure that borrowers in the funding program maintain insurance on the property and pay required property taxes. The City will ensure prudent lending practices are utilized during the implementation of the RLF program, including loan processing, documentation, loan approval, collections, servicing, administrative procedures and collateral protection and recovery actions. The City will comply with local laws and filing requirements to perfect and maintain its security interest in RLF collateral. The financial and development expertise of the RLF Project Team, the BAC and site developers will ensure that all appropriate resources have been evaluated in the development of site funding packages covering all known brownfields redevelopment activities and costs. Additional sources of potential funding are described in detail in section 2.b.iii – Leveraging.

**2.a.ii. Types of Applicants.** Applicants will be prioritized for funding by City staff and the BAC based on the following criteria: 1) potential for economic development; 2) magnitude and extent of public health, safety and environmental issues; 3) community input; 4) reuse of existing infrastructure; 5) pollution prevention and sustainable and equitable development practices; and 6) greenspace preservation or creation. Additional priority will be given to projects that stimulate economic development by creating and retaining jobs, investing significantly in the renovation or construction of facilities in high priority redevelopment areas, or 7) increases City tax revenues. Applicants will be required to contribute at least 20% to the overall project costs.

The City is currently working with more than five (5) property owners of high priority redevelopment properties where assessment activities have already been completed and would be considered a primary target market for the RLF. These five sites are located within the targeted Census Tracts No. 4 and 5 areas where there is the potential for an environmental justice concern. These five (5) properties are large, environmentally complex, and pose a high risk for impacts to human health and the environment. However, based on assessment and area-wide planning activities that have already been completed, a wide range of potential projects and types of applicants throughout the community, from small in-fill business development for commercial to large scale projects like a planned sports complex, entertainment performance center to the development of greenspace, including a children's destination park, an extension of the Manitowoc River Trail, and a pocket park in the near-downtown area, have been identified and are currently engaged negotiations with the City to provide cleanup funding, as well as other redevelopment financial assistance. Two (2) of these projects include: 1) the Lakeview Centre Mall properties, a 37-acre site located immediately north of downtown Manitowoc along the Lake Michigan shoreline; and 2) the Mirro Plant No. 9 former manufacturing facility, a property that is comprised of approximately 17 buildings of

various heights, and ages, combined together as one structure, which occupies an entire City block. The Mirro Plant No. 9 facility is located immediately west of downtown.

**2.a.iii RLF Management Team Structure.** The RLF Management Team will consist of City staff from various departments, such as Planning, Billing Department Economic Development, Finance, Legal and Engineering. Each Team member will ensure that sound financial and environmental practices are followed. The CDA will administer the grant for the City of Manitowoc. The RLF manager will be designated as the financial manager of the RLF. The RLF manager administers the loans and subgrants from the RLF and manages the RLF funds. To be consistent with the existing City Brownfield Program, the Planning Department will be responsible for managing the day to day responsibility of the RLF. The City will utilize a QEP to 1) review applications for eligibility, 2) prepare or review and approve an Analysis of Brownfield Cleanup Alternatives (ABCA), 3) establish or assist in establishing an Administrative Record, 4) monitor cleanup work, and 5) assist borrowers in submitting a final report to WDNR. The City's current brownfield consultant, who was selected utilizing the competitive procurement provisions of 40 CFR 31.36, will fulfill the role of the QEP. As such, the City is ready to "go", should the RLF be awarded. The Management Team staff will be responsible for drafting application forms and scoring criteria; marketing the program; conducting eligibility and completeness review of the applications; coordinating the application, review and reimbursement processes; and compliance with reporting requirements to the USEPA. The Planning Department will be responsible for the day to day activities associated with the program and will serve as the primary contact for applicants and selected recipients throughout the RLF process.

## **2.b Budget for EPA Funding, Tracking & Measuring Progress; Leveraging Resources**

### **2.b.i. Budget for EPA Funding.**

<b>Budget Categories</b>	<b>Project Tasks for Loans</b>				
<b>Programmatic Costs Only</b>	<b>Task 1 Program Development and Community Involvement</b>	<b>Task 2 Marketing</b>	<b>Task 3 Loans</b>	<b>Task 4 Site Cleanup Activities</b>	<b>Total</b>
Personnel (H)	\$6,000	\$1,000			\$7,000
Personnel (P)	\$2,000	\$1,000			\$3,000
Travel <sup>1</sup> (H)	\$500				\$500
Travel <sup>1</sup> (P)	\$500				\$500
Supplies (H)		\$1,000			\$1,000
Supplies (P)		\$1,000			\$1,000
Contractual <sup>3</sup> (H)	\$2,000			\$25,000	\$27,000
Contractual <sup>3</sup> (P)	\$2,000			\$25,000	\$27,000
Loans (H)			\$480,000		\$480,000
Loans (P)			\$120,000		\$120,000
<b>Subtotal:</b>	<b>\$13,000</b>	<b>\$4,000</b>	<b>\$600,000</b>	<b>\$50,000</b>	<b>\$667,000</b>
<b>Cost Share</b>					<b>\$114,000</b>
<b>Budget Categories</b>	<b>Project Tasks for Subgrants</b>				
<b>Programmatic Costs Only</b>	<b>Task 1 Program Development and Community Involvement</b>	<b>Task 2 Marketing</b>	<b>Task 3 Grants</b>	<b>Task 4 Site Cleanup Activities</b>	<b>Total</b>
Personnel (H)	\$6,000	\$1,000			\$7,000
Personnel (P)	\$2,000	\$1,000			\$3,000
Travel (H)	\$500				\$500
Travel (P)	\$500				\$500
Supplies (H)		\$1,000			\$1,000
Supplies (P)		\$1,000			\$1,000
Contractual(H)	\$2,000			\$21,000	\$23,000
Contractual(P)	\$2,000			\$15,000	\$17,000
Grants (H)			\$360,000		\$360,000
Grants (P)			\$120,000		\$120,000
<b>Subtotal:</b>	<b>\$13,000</b>	<b>\$4,000</b>	<b>\$480,000</b>	<b>\$36,000</b>	<b>\$533,000</b>
<b>Cost Share<sup>4</sup></b>					<b>\$86,000</b>
<b>Total</b>	<b>\$26,000</b>	<b>\$8,000</b>	<b>\$1,080,000</b>	<b>\$86,000</b>	<b>\$1,200,000</b>
<b>Total Cost Share</b>					<b>\$200,000</b>



**Task 1: Program Development.** Program development includes establishing the framework for a loan and subgrant program, including procedures that outline site and borrower eligibility, allowable cleanup costs, and the loan application process. Site screening criteria will be established; roles and responsibilities of the program manager, fund manager, QEP and other staff will be defined; application guidance documents and other legal documentation for administration of the RLF Program will be prepared. This will require review of City ordinances and state statutes related to brownfields redevelopment, with goals of protecting human health and safety and promoting sustainability.

**Task 2: Marketing.** The City will focus their RLF outreach efforts toward selected local organizations to help spread the word about the RLF program's availability. It is anticipated that the participants on the existing BAC will lead this outreach effort and develop the strategy to reach the appropriate stakeholders. The City has already developed a list of high priority target sites and potential borrowers and subgrantees that may be interested in utilizing the RLF, including the developers of two redevelopment properties highlighted in this application, the Mirro Plant No. 9 property and the Lakeview Centre Mall properties. Outreach materials aimed at developers, real estate companies and lenders, community-based and non-profit organizations and concerned citizens will be prepared and may include print-based promotion, such as brochures, newsletters, advertisements and web pages, or people-based approaches, such as public meetings and invited stakeholder seminars, conferences, and direct telephone calls. Once interest is generated face-to-face meetings will be conducted to allow potential borrowers and subgrantees to ask questions specific to their project. The City anticipates that two (2) public informational meetings will be held if the RLF is awarded, at which City staff will present general program information and answer questions.

**Task 3: Loans and Subgrants -** The budget is based primarily on 90% of requested funds designated for loans and subgrants (75% loans and 25% subgrant). Of the money allocated for loans and subgrants, 80% will be used for hazardous substances and 20% for petroleum. Ten percent of the requested funds will be used programmatic activities including community involvement, marketing and cleanup oversight. These costs will be divided between petroleum and hazardous substances. A match of \$200,000 will be provided through staff time, cash and/or by the City of Manitowoc's RLF borrowers. However, the City reserves the right to subgrant up to 50% of non-programmatic costs. Based on a total loan budget of \$1,000,000, the City intends to close on 8 loans of \$95,000 each for a total of 760,000 along with two (2) subgrants of \$95,000 each, over the five (5) year grant term.

**Task 4: Site Cleanup Activities.** Site cleanup activities will be overseen by a QEP to ensure that each participating site meets the standards of protection of public health and the environment. The QEP will review borrowers/grantees environmental assessment documents and cleanup plans for completeness and adequacy, monitor site remediation activities, provide technical support during community outreach events, support the RLF Program staff and borrowers with all required reporting, including preparing quarterly progress reports, and updating ACRES.

**Additional Use of Grants.** If appropriate and applicable, the City may utilize grant funds to monitor and enforce any institutional control used to prevent human exposure to any hazardous substance, pollutant, or contaminant from a brownfield site. The City is also proposing to develop and implement a brownfields ordinance to effectively oversee assessments and cleanups described in an EPA-approved work plan.

**2.b.ii. Plan for Tracking and Measuring of Progress Towards Expected Project.** The City has committed to tracking the following outputs and outcomes to measure the progress and success of the projects being funded by the RFL.

The outcomes that will occur from conducting cleanup activities utilizing funds from the RLF include, but are not limited to, 1) number of cleanups completed, 2) number of acres made ready for reuse, 3) number of acres of greenspace created, 3) number of jobs created, 4) amount of contaminants removed from the environment, and 3) amount of funding leveraged.

The following outputs are anticipated: (a) up to eight (8) loans and (2) subgrants will be awarded over the five year grant period, b) completion of cleanup activities for at least four (4) targeted high priority brownfield sites, (c) leveraging an average of \$15 - \$20 of private investment for each \$1 of RLF grant funding utilized, resulting in the creation of at least \$5 million of increased tax base attributable in part to the RLF grant, and (d) creation of at least 50 temporary construction jobs and 50 permanent jobs associated with redevelopment projects occurring on sites assessed and remediated using USEPA funds. providing training that leads to sustainable employment in the environmental field,

Progress towards achieving these outcomes and outputs will be reported to USEPA as part of the required quarterly and annual progress reports, including financial report through SF425 (Federal Financial Report) and SF270 (Request for Reimbursement Form). These metrics will also be tracked in the City's brownfields GIS database. This database will be used assemble a wide range of information among various departments and present it in an understandable way this is useful for both interdepartmental work and external stakeholders, such as citizens, developers and other governmental entities. The tracking information will be updated on at least a quarterly basis and made available to the public on the City's website.

**2.b.iii Leveraging.** The City has used multiple funding mechanisms in the past to complete necessary environmental assessment, cleanup and other redevelopment related activities on previous brownfield sites. The City will utilize these and other funding resources to ensure the successful redevelopment of sites remediated using the RLF. The following table summarizes the types, amount and likely sources of funding to complete four (4) targeted high priority redevelopment sites.

Property ID	Type of Leveraged Resource	Amount of Leveraged Resource	Source of Leveraged Resource	Likelihood of Receiving the Funding	Role of Leveraged Resource
Rockwell Lime Property	Private	\$400,000	Developer Allie	100% (completed)	Environmental Assessments, Demolition of Buildings
	Federal	\$30,000	Assessment Grant	100%	Soil and Groundwater Site Investigation
	State	\$50,000	Assessment Grant	95%	Tank Removal in order to Assess Soil and Groundwater beneath
Mirro Plant 9	Local	\$6,000,000	City of Manitowoc TIF 16	100% Resolution Attached	Asbestos Containing Material (ACM) and Lead-Based Paint (LBP) Abatement and Building Demolition
	State	\$30,000	Assessment Grant (2008)	100% (completed)	Soil and Groundwater Site Investigation
	Federal	Unknown	Targeted Brownfields Assessment (TBA)	100% (completed)	Soil and Groundwater Site Investigation
	Federal	Unknown	TBA	100% (completed)	Soil and Groundwater Site Investigation
Lakeview Centre Mall	Federal	\$35,000	USEPA Assessment Grant	100% (completed)	Soil and Groundwater Site Investigation
	Private	\$150,000	Developer Elkind	100% (completed)	Soil and Groundwater Site Investigation, ACM and LBP Inspections
	Local	\$500,000	Proposed TIF 18	50%	Asbestos and Lead-Based Paint Abatement and Building Demolition, Infrastructure
	State	\$30,000	WDNR Site Assessment Grant (2008)	100% (completed)	Soil and Groundwater Site Investigation

It is likely there would be funding gaps that would interfere with the redevelopment of both the Mirro Plant No. 9 and the Lakeview Centre Mall properties. Although there has been substantial work already completed on these two properties, it is anticipated that additional funds will be required to support cleanup activities. Should the RLF be awarded to Manitowoc, both of these properties would likely utilize the RLF monies.

For any future projects, the City will continue to seek additional funding sources to ensure the successful revitalization of brownfield sites including; 1) private funding, 2) federal and State grant programs, such as state Brownfield Grants, Brownfield Economic Development Initiatives (BEDI) Grants, Brownfield Green Space and Public Facilities Grants, Coastal Management Grants, USEPA Brownfield Site Cleanup Grants, state Ready for Reuse RLF Grants and state Transportation Economic Assistance (TEA) grants, 3) federal and state reimbursement programs, such as PECFA, 4) federal and state loan programs, such as state Ready for Reuse RLF, federal Section 108 Loan Guarantee (HUD), State Trust Fund Loan Program and US Small Business Loans and 5) tax credit and incentive programs, such as TIF, New Market Tax credits, Brownfields tax incentives. Examples of past leveraging successes from similar projects are detailed below.

Two recent projects where the City leveraged both private and public funding sources are described below.

(1) In 2010, the City worked with two (2) area businesses on successful applications of State Blight Elimination and Brownfields Redevelopment (BEBR) grants that provided \$960,000 in funding for cleanup and facilitates projects that resulted in \$19.9 million in total private investment, a minimum of 234 full time jobs with an estimated minimum total annual payroll of \$9.35 million.

(2) Another source of funding that the City has used in the past to support brownfields redevelopment projects and which could be used on future sites are Industrial Revenue Bonds (IRBs), which are used to assist industrial companies obtain lower interest financing. The City has issued over \$44 million dollars in IRBs since 1990. The City also has two (2) revolving loan fund (RLF) programs. A downtown RLF program has invested \$863,000 in public monies into 19 downtown businesses, and has leveraged over \$4.8 million in private investment dollars, several of which have included projects on brownfield sites. The City's industrial RLF program has invested over \$3 million in public monies into 23 non-downtown industrial businesses, and have leveraged over \$24 million in private investment dollars. In addition to projects funded directly through the City's RLF programs, the City's business loan portfolio includes \$2.1 million in State economic development grants to support six (6) additional businesses. These funds have leveraged an additional \$8 million.

It is anticipated that the City will strategically utilize RLF funds, if awarded, and other potential funding sources as necessary to complete environmental assessment, cleanup, and other redevelopment activities.

## **2.c Programmatic Capability and Past Performance**

**2.c.i. Programmatic Capability.** The City has planning, engineering, legal, and other staff with the proven experience and expertise to both manage their existing assessment and this RLF grant project. Mr. David Less, City Planner, will manage the RLF grant. He is currently serving as the lead for the City's overall Brownfields Program. Mr. Less has been the City Planner for Manitowoc for the past 26 years, and has managed multiple State and federal grants awarded to the City for brownfields assessment, planning, housing, and/or economic development. He has created and successfully administered a multi-million dollar business RLF program and led the creation of nearly all of the City's 17 TIF districts. His combined experience leading both planning and economic development initiatives, and extensive experience with the full range of grant, TIF, RLF, and other funding tools, provides an exceptional background for leveraging the greatest value presented by the unique opportunities presented by the USEPA's community-wide assessment and RLF grants.

Paul Braun, Deputy City Planner, will support Mr. Less in all aspects of implementing the RLF. He will also be available to manage the grant project if Mr. Less becomes unavailable due to unforeseen or unanticipated circumstances. Mr. Braun has actively been involved in all major brownfields redevelopment initiatives and projects undertaken by the City during the past 17 years. The City's Engineering Department, which will also be integrally involved in the grant, has two (2) full time engineers that design storm water, street reconstruction, surveying, and infrastructure improvement projects in-house, and can provide support for engineering, surveying, and design services required as part of the brownfields RLF cleanup, and redevelopment process. As discussed previously in the application, the City has retained the services of an environmental consulting firm (following the procurement process required under 40 CFR 31.36) to assist with implementation of the grant. The consulting firm has four (4) project managers with past experience in implementing USEPA Assessment and/or RLF grants, which will further enhance the City's ability to provide continuity in the event of turnover at either the City or the consulting firm.

**Adverse Audit Findings.** Historically, there have been no adverse audit findings related to administration of any State or federal grants received by the City.

**Past Performance.** The City of Manitowoc is currently administering two (2) \$200,000 Community-Wide USEPA Brownfield Assessment Grants that were awarded in 2011. The following paragraphs demonstrate the successful management of the grants, including the progress of the proposed outcomes.

### **Funds Expenditure:**

Grant Type	FY	Assessment	Area-Wide Planning	Funds Remaining
Community-Wide Assessment	2011	\$100,000	\$49,000	\$240,000

The City has administered the FY2011 USEPA Brownfield Assessment grants in compliance with all requirements including preparing and submitting all necessary reports and supplemental information on time.

Under the FY2011 Assessment Grant the City has worked directly with the EPA and maintained compliance on all aspects of the project from the initial kick-off meeting, to the submittal and approval of the Quality Assurance Project Plan (QAPP), site selection, and Phase II ESA scope of work requests, to the multiple status updates provided via telephone, e-mail, quarterly report submittals and Property Profile Forms. The City is currently conducting a Market Feasibility Study of the Lakeview Centre Mall properties; a draft report has been submitted to the City and conceptual designs for the properties have been initiated. The City also completed five (5) of the estimated 16 Phase I ESAs and one (1) of the estimated 6 Phase II ESAs. The City has initiated work on one (1) additional Phase I ESA, and three (3) additional Phase II ESAs.

### **3 Community Engagement and Partnership**

**3.a. Community Engagement Plan.** To assure that City residents and other stakeholders have meaningful participation in the project, and their concerns are effectively identified and fully considered, community outreach activities will be the most public and inclusive portion of the project. This will involve public meetings and forums, development of marketing and informational materials, joint outreach and education efforts with community partner organizations, and other activities, as detailed in later sections of this grant application.

The plan for involving the community in implementation of the brownfields RLF grant will build on recent efforts used in updating the City's *"Comprehensive Plan"* (2009), *"GIS Needs and Assessment Plan"* (2009) and in developing a *"Downtown and River Corridor Master Plan"* which successfully engaged residents and other stakeholders. Using a similar approach, the City will provide the community with information about the RLF Program and solicit and process public input regarding the assessment, cleanup and redevelopment of high priority brownfield properties. The City will also work closely with the eight (8) community-based organizations that have volunteered to serve as participants on the City's BAC, as detailed in Section 3.c

Following the grant award announcement, the City will draft a press release for circulation in the local newspaper, the Herald-Times-Reporter. The City will also place advertisements on local radio stations, as well as local access television, to reach the illiterate members of the community and those without internet service. The City will schedule at least two (2) public kick-off meetings to inform citizens and stakeholders about the RLF program. The City will rely on the Chamber of Manitowoc County, the Economic Development Corporation of Manitowoc County (EDCMC), and Mainly Manitowoc to help notify the business community and developers of these meetings. The River Alliance of Wisconsin and the Wisconsin Maritime Museum will assist in organizing attendance by community residents and other stakeholders with an interest in the Program. The Hmong Community Center of Manitowoc County (HCCMC) will assist with organizing attendance by members of the Hmong community, as well as representatives of the 25 local grass roots organizations and service providers that meet monthly with the HCCMC and work together to address the needs of the minority communities and other local residents. During the meetings, the City will provide the community with background information on the RLF, and solicit public input regarding health and welfare issues and redevelopment opportunities. Meetings regarding sites eligible for RLF funding will be held before site activities are initiated to familiarize stakeholders with the rationale for selection of the target site(s) and outline what to expect during and after the assessment, cleanup and redevelopment process.

The City will continue periodic public informational meetings about the RLF projects in the affected neighborhoods, and solicit community involvement at each stage of the assessment, cleanup, and redevelopment process of targeted brownfield sites. The City will report on the progress of the project at open forums, such as municipal board and council meetings. The City will also distribute information through the City's and their CBO's websites, newsletters, direct notice to community organizations (written, telephone, e-mails, etc.), and local newspapers. The City will use these notification procedures and outlets for all community outreach programs discussed in this section.

During various phases of the program, the types of community involvement will differ, although the same methods will be involved. When sites are identified for cleanup and redevelopment, the City will notify local stakeholders about the RLF activities that will/or have occurred at the site(s), and any explain health and environmental impacts of the cleanup. If potential health threats to the community are identified, the Manitowoc County Health Department will become a partner in community involvement and education. Although it is anticipated that a majority of project communications will be in English, the City will work with the HCCMC to develop and distribute information on the brownfields program in Hmong. The HCCMC will

also support the City in a variety of other forms of outreach to the Hmong community related to the brownfields program. It is anticipated that a least two meetings will be held in each community where a cleanup activity is initiated, one prior to the start of the work and one at the completion of the work to discuss the results of the cleanup work.

**3.b. Partnership Development Plan.** The City will continue its existing partnership with the WDNR to help ensure appropriate cleanup of brownfield sites. Environmental investigation, monitoring, and remedial planning activities will be conducted in compliance with the WDNR Chapter 700 rule series and other Wisconsin regulations, as applicable. The City will coordinate with WDNR staff for technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. WDNR will confirm the eligibility of any petroleum brownfield sites. The WDNR will also review and approve Remedial Action Plans (RAPs) for brownfield sites where response actions are to be completed. It is anticipated that Department of Safety and Professional Services (DSPA) may also serve as a partner for select sites by providing funding under their Site Assessment Grant (SAG) and Brownfield Grant programs, the Petroleum Environmental Cleanup Fund Act (PECFA) Program, and State of Wisconsin CDBG Small Cities awards, all of which have been used to facilitate redevelopment of multiple brownfield sites in the City. The Manitowoc County Health Department (MCHD) be involved in protecting public health and the environment during assessment, cleanup, and redevelopment activities. The expertise and experience of MCHD will be called upon to help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfield site is confirmed.

**3.c. Community-Based Organizations.** The City has obtained commitments from eight (8) community based organizations (CBOs) to serve as active partners on the City Brownfields Advisory Committee, as described below. Letters of support and commitment from each organization affirming these roles and their participation are provided in Attachment E.

Organization Name	Contact Information	Roles and Responsibility
Chamber of Manitowoc County	Karen I. Szyman Executive Director 920-684-5575	The Chamber of Manitowoc County (Chamber) has been serving the community since 1916, with an emphasis on supporting area businesses, and promoting tourism. Ms. Szyman currently participates on the BAC, where she has provided input on the brownfields inventory and site prioritization for the City's USEPA Assessment Grant. For the RLF, the Chamber will assist with the distribution of information on the grant, in particular to the business community, through posting of information in the Chamber's weekly newsletter and on its website.
Economic Development Corporation of Manitowoc County (EDCMC)	Andrew Steimle, President 920-482-0540	The EDCMC provides business development support services for the County. The EDCMC has agreed to assist the City through distribution of information on the grant program through articles in their newsletter and posting on their website, and by providing business recruitment/technical assistance to companies interested in using the RLF for redeveloping or reusing targeted brownfield sites. EDCMC currently participates on the BAC.
Hmong Community Center of Manitowoc County (HCCMC)	NyiaLong Yang Executive Director 920-684-1228	The HCCMC is the primary advocacy group for the Hmong community in the City of Manitowoc. The HCCMC is part of a Manitowoc area consortium of over 25 local grass roots organizations and service providers that address the needs of the minority communities and other local residents. The HCCMC has agreed to a participate in the brownfields program by: (a) having a staff member serve on the brownfield advisory committee, (b) hosting of one (1) or more neighborhood meetings related to the Mirro Plant No. 9 brownfield site, (c) distribution of information related to the brownfields program through a variety of methods, with translation into Hmong, and (d) distribution of information to other grass roots organizations and service providers via the consortium.
Lakeshore Technical College	Michael A. Lanser, President 920-693-1000	Lakeshore Technical College's (LTC) mission is focused on strengthening the area economy by helping to train a workforce that is skilled, diverse and flexible. LTC currently participates on the BAC. LTC will also evaluate the need for employers and the capabilities of the local skilled work force and determine if additional program areas are required to support various components of a brownfield redevelopment project.
Mainly Manitowoc	Jamie Zastrow Executive Director 920-652-0657	Mainly Manitowoc, Inc. is a grassroots organization of business owners and residents interested in promoting the economic revitalization of downtown. Mainly Manitowoc administers the Wisconsin Main Street Program and currently participates on the City's BAC. Mainly Manitowoc will help to communicate information regarding the RLF to downtown Manitowoc businesses.



Organization Name	Contact Information	Roles and Responsibility
River Alliance of Wisconsin	Denny Caneff, Executive Director 608-257-2424	The River Alliance of Wisconsin is a not-for-profit environmental organization that has previously partnered with the City in planning projects including the City's 2009 <i>"Comprehensive Plan"</i> and participated on the Downtown and River Corridor Steering Committee. The River Alliance has agreed to participate on the City's BAC, who will focus on providing input related to sites that offer opportunities for green space or restored natural areas, especially along the City's waterfront areas.
Silver Lake College	George F. Arnold President 920-686-6138	Silver Lake College is currently participating on the City's BAC. It is anticipated that Silver Lake College will evaluate the opportunity to expand their academic curricula to include green energy, sustainability and other environmental disciplines that would support jobs associated with the redevelopment of brownfield properties.
Wisconsin Maritime Museum (WMM)	Norma Bishop Executive Director 920-684-0219	The WMM is the largest maritime museum on the Great Lakes. The museum is located on a former brownfield site on the Manitowoc River in downtown Manitowoc. The WMM has been an important partner in past City planning efforts related to the waterfront and downtown areas. The WMM, has the capability to support a broad range of community outreach and education initiatives. The WMM currently participates on the City's BAC and has committed to hosting one (1) or more community meetings at the Museum related to the City's brownfield program, and distributing information on the program to the public through articles in their quarterly newsletter. The WMM will also consider adding a brownfields program to the environmental education modules developed for local school children.

#### 4. Program Benefits

**4.a. Welfare and/or Public Health Benefits.** The projects funded by the RLF will be driven by the demands of the eligible entities that apply for the funding. The overall vision for the revitalization of brownfield sites is to promote the creation of sustainable, livable and equitable communities within the City of Manitowoc. The goal of the City's Brownfields Program is to promote the reuse and redevelopment of abandoned commercial or industrial brownfield sites by removing the uncertainty associated with the presence and extent of contamination.

It is anticipated that the brownfield cleanups will have numerous public health benefits, though they may be difficult to quantify. These benefits will include reduced exposure of residents (and especially children and sensitive populations) to contaminants present at brownfield properties. Many existing brownfield sites are contaminated as a result of past industrial or commercial uses. Depending on what these sites were formerly used for, contaminants may include a range of toxins, such as petroleum, metals, asbestos, pesticides, PCBs and solvents. When abandoned brownfield lands are left neglected, contaminants may migrate off-site, creating hazards for others nearby. Deteriorating buildings and surface debris on these sites may also pose health and safety risks, and have a negative impact on property values and a neighborhood's image. The City anticipates mitigating the threats to residents by assessing high priority (immediate threat to human health and/or the environment) brownfield sites, followed by direct remediation/abatement and/or redevelopment of the properties to establish site control. The RLF grant will also support the City's efforts to protect the health of children and other sensitive populations attending school or living in close proximity to brownfields. For example, children attending the McKinley Academy, a school located within Census Tract 5, are at risk of exposure to TCE, lead, PAHs, and other contaminants present at multiple former gas station sites located across the street from the school. The cleanup of these sites will eliminate the exposure to onsite and offsite contamination and protect the children and neighboring residents.

As was discussed in section 3.c. Community Based Organizations, the City will work with the Lakeshore Technical College and Silver Lake College to evaluate and potentially develop plans for creating local employment opportunities in the City and adjacent areas by linking workforce development with the brownfields redevelopment process. The primary objective of this program is to provide environmental training for disadvantaged residents of communities affected by brownfields while at the same time facilitating brownfields cleanups.

**Other Environmental, Social and Economic Benefits.** The communities may also experience many other environmental, social and economic benefits from brownfield redevelopment including the following: 1) reuse of desirable locations, allowing for smarter growth through urban intensification, 2) deconstruction or rehabilitation of abandoned and derelict buildings, eliminating blight and decreasing the risk of injury, vandalism and arson, 3) preservation of historical landmarks and heritage architecture, 4) beautification of



urban landscapes, 5) revitalize older urban communities and surrounding areas, 6) locate new development in areas where better use can be made of existing municipal infrastructure and services such as public transit, 6) increase property assessment values and the resulting tax base, leading to increased revenue for governments, 7) reduce urban sprawl, and 8) preserve greenfield land.

The RLF grant can improve public awareness of brownfields and their associated health risks, including residents (such as the Hmong) who have limited English proficiency. This is especially important in the impoverished neighborhoods near the downtown area where the Hmong and other low-income, minority, and/or sensitive populations have grown accustomed to brownfields and may not view them as unusual or dangerous. Once the properties are remediated other benefits will be realized including 1) the elimination of health threats from direct contact, inhalation and indoor vapor intrusion of site contamination, which will lead to the reduction of incidences of asthma due to improved air quality and lower blood lead levels, 2) crime reduction in the neighborhood, and 3) a greater pride in the appearance of the nearby properties.

The City will ensure that residents in the communities where cleanup activities are occurring are protected from on- and off-site contaminants during the cleanup process. As part of the remedial action approval plan, the City will require the specifications of the remedial approach for each brownfield site include provisions for public safety including, but not limited to, 1) operating under an approved site-specific health and safety plan, 2) establishing site control by installing a temporary fence around the property to deter unauthorized entry to the site, 3) erecting signage at each site providing contact information in the event a resident has questions or concerns about the project, and 3) mitigating the impacts of dust on the surrounding neighborhood by using water to wet the exposed ground surface and/or street sweeping to eliminate tracking the soil off-site.

**4.b. Economic Benefits.** Redevelopment of the abandoned commercial and industrial sites located in areas of the City that contain brownfields will reduce the negative impact on home values in the surrounding neighborhoods, help encourage improved property values and homeowner equity, and increase the City's tax base. The redevelopment of commercial buildings in the urban employment area will create mixed-use units that will provide additional equitable and affordable housing opportunities and jobs. These mixed use structures will draw residents and visitors back to the downtown business district and support its continued transformation into a regional center for culture, education, and entertainment that is an attractive area to live and shop. Increased housing and retail options will help to improve living conditions in the struggling downtown and near downtown neighborhoods, and attract additional service and retail development, revitalizing the downtown and further increasing the tax base. The redevelopment of industrial sites in the City will stimulate the local economy by providing new manufacturing job opportunities in a City with 8.5% unemployment, the highest in the State of Wisconsin. With new job opportunities, the disenfranchised workers will be able to better support their families and invest in their community, improving living conditions in struggling neighborhoods, revitalizing the downtown, and further improving the tax base.

As brownfield sites are redeveloped as mixed-use professional, commercial, and residential units, it is anticipated that the City will attract residents from the surrounding rural townships. This will increase the City's population and reverse the decade's long population loss occurring in Census Tracts 4 and 5, Tracts that currently house two of the City's most prominent brownfields properties, the Mirro Plant No. 9 and the Lakeview Centre Mall properties. This will also diversify the City's work force, attract additional service and retail development, and further revitalize the area. Perhaps most importantly, the City will have a more heterogeneous economic base and workforce, rendering it less vulnerable to the swings in the economy and disproportionate impact from historic reliance on the manufacturing sector.

The RLF will also provide direct financial benefits to the City. It is anticipated that if the RLF is awarded, loans and subgrants will be provided to both public and private entities to incentivize the cleanup and redevelopment of brownfields, which will result in the creation of jobs (pre-and post development) and an increase in property tax and utility revenues, which will provide an improved financial condition for the City freeing up additional funds to continue to support their existing Brownfields Program. Although the potential total economic benefits from redevelopment of brownfield sites in Manitowoc are difficult to estimate, the City will use economic data obtained from two (2) recent projects that resulted in the redevelopment of brownfields totaling 13.7 acres in area. These two projects, Skana Aluminum and Dermatology Associates of Wisconsin, have resulted in an estimated \$19.9 million in private investment, and created approximately 234 new full time jobs with benefits and a combined estimated annual payroll of at least \$9.35 million. If similar results were achieved on a per acre basis for just the five (5) brownfield sites that were discussed in the section 2.b.iii Leveraging totaling 75 acres identified, an estimated \$1.2

million in private investment and increased tax based would be generated and approximately 150 new full time jobs would be created with an annual payroll of more than \$45 million.

**Non-Economic Benefits Associated with Sites to be Reused for Green space or Other Not-for-Profit Activities:** The RLF grant will enhance the City's ongoing efforts to acquire and convert brownfields into greenspace (parks and trails). In particular, the City is planning a project that will improve/increase waterfront access by constructing a continuous riverwalk trail that connects neighborhoods on both sides of the Manitowoc River with the downtown commercial businesses, and from there will connect with the Mariner Trail, a recreational trail that runs along Lake Michigan. In 2012, the City in conjunction with the WMM, also completed work under a Department of Commerce Coastal Management Grant, which resulted in the expansion of the riverwalk across the Manitowoc River abutting 8<sup>th</sup> Street in downtown. In an effort to complete this trail project the City is acquiring additional parcels to incorporate into its existing trail and parkland system. If brownfield properties are identified on or near these trail systems, the City will use their existing USEPA Assessment Grant funds to evaluate potential environmental health threats prior to property acquisition. However, before this project can move forward it is anticipated that the properties will need to be remediated prior to trail expansion. The RLF funds would be a targeted funding source to conduct cleanup activities on the acquired properties.

The City envisions a substantial redevelopment opportunity which could include the creation of a neighborhood park on the Mirro Plant No. 9 site following its eventual demolition. Redevelopment in this area could provide a compact, walkable community which would likely include a mixed land-use development that could potentially provide an estimated 100 jobs (pre- and post-development), shopping, mixed-income/higher density affordable and special use housing. The redevelopment of the Mirro Plant No. 9 property would improve the overall quality of life in an area of the City that is considered a high priority potential Environmental Justice area of concern. The redevelopment would also increase greenspace in a heavy industrial area of the City, eliminate one of the largest blighted properties in the City and could become a catalyst to revitalize the City's downtown area.

Preservation and/or increasing greenspace in a brownfields redevelopment project provides a host of benefits including improvements to air quality and maintenance of open space, both of which contribute to a community's overall health and quality of life. Other benefits that can be attributed to adding green infrastructure is improved public health by promoting routine physical activity that could lead to lower obesity rates.

**4.c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:** The RLF grant will not only provide environmental benefits by funding cleanup activities that support brownfields redevelopment, but will also enhance the City's Smart Growth strategies that were established in their 2009 "Comprehensive Plan". The benefits the City is anticipating from infrastructure reuse at brownfield properties includes 1) reducing pollution and resource consumption through infrastructure re-use, 2) providing homes that working families can afford, 3) providing safe, reliable, and economical transportation options, and 3) providing convenient access to jobs, schools, parks, shopping, and other destinations. In addition, and wherever possible, the City will integrate their brownfield projects with other brownfield initiatives, such as Housing and Urban Development, Department of Transportation, and other USPEA programs.

Many of the City's brownfields consist of abandoned or vacant industrial buildings and empty commercial structures currently serviced by infrastructure (e.g., water and sewer, electricity, natural gas, and roads) sufficient to support their redevelopment and reuse, whereas greenfields have none. Many of the buildings located on brownfield properties in the City are structurally sound and only require rehabilitation to be ready for reuse. The RLF will support the reuse of these buildings by providing a funding mechanism to remediate any environmental concerns within the buildings themselves, such as asbestos containing materials and lead-bearing painted surfaces. The rehabilitation of these buildings will also reduce the amount of energy and resources required for new construction to extend utilities to undeveloped greenfield areas.

Many of the historical industrial and commercial buildings associated with brownfield properties are strategically located in neighborhoods that are serviced by public transit. These homes provide ready access to affordable transportation and the option to forgo car ownership, or at least reduce reliance on a personal vehicle, allowing residents to dramatically reduce both their energy consumption and the combined cost of housing and transportation. Affordable housing near transit is also crucial for many older adults who cannot or choose not to drive. Easy access to reliable public transportation enables these households to retain their mobility and travel independently to visit with family and friends and access

services. One of the goals of the City's Brownfields Program is to ensure that brownfields revitalization presents an opportunity for environmental justice to be achieved through community involvement in cleanup and reuse decisions and activities, and through leveraging of new investment and jobs in distressed communities. As previously discussed in this application, the City has committed to integrating principals of equitable development into each of the brownfield redevelopment projects initiated and includes the creation of affordable housing and providing linkages and connectivity between the commercial and industrial areas of the City and residential communities. These strategies will help to ensure that low- and moderate-income families are not displaced following redevelopment and that communities historically plagued with blighted properties and environmental contamination reap the benefits of environmental cleanup.

Wherever possible, the City will encourage green building techniques and sustainable, including native plantings in landscaping. The restoration of brownfield properties not only eliminates blight, but also enhances the environmental quality of the neighborhoods through in-fill developments that increase surrounding property values. The City is committed to the promotion of sustainable development, particularly in the reuse of brownfields. Previously the City encouraged developers to utilize energy efficient building practices, pursue LEED certification standards, install low-impact development storm water best management practices, and utilize deconstruction techniques to bring down buildings that have become obsolete or are structurally unsafe. However, the City is in the early stages of developing a green building ordinance that will mandate green development for municipal projects and incentivize green building practices for the commercial and residential community. Examples of the City's commitment to sustainable practices include: the LEED-certified Kohl's Department Store (in Harbor Town); the Orion Energy Systems building; Festival Foods store (utilized Orion Light Pipes); Dermatology Associates in downtown Manitowoc (installed a green roof); and Felician Village, a multigenerational senior campus (improved geothermal system).

**ATTACHMENT A**  
**THRESHOLD DOCUMENTATION**

<b>THRESHOLD CRITERIA FOR RLF GRANTS</b>
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**1. Applicant Eligibility:** The City of Manitowoc is a local government entity (as defined in 40 CFR Part 31.3 and by the Wisconsin State Statutes 59.01) and is eligible to receive U.S. EPA funds for a Brownfields Revolving Loan Fund (RLF). The City does not currently have an existing Brownfields RLF cooperative agreement.

**2. Description of Jurisdiction:** The City limits of the City of Manitowoc, Wisconsin (See attached)

**3. Letter from the State Environmental Authority:** Included in Attachment A is a letter from the Director of the Redevelopment and Remediation program with the Wisconsin Department of Natural Resources, wherein he has acknowledged the fact that the City of Manitowoc is eligible to submit a RLF Grant application to establish an RLF and conduct cleanup activities.

**4. Oversight Structure and Legal Authority to Manage a Revolving Loan Fund:**

a. The City will ensure that sites chosen will use the Wisconsin Voluntary Cleanup process consistent with the NR 700 rule series of Wisconsin Department of Natural Resources (WDNR) regulations under Wisconsin Spill Law. These sites may also choose to enroll in the Wisconsin Voluntary Party Liability Exemption (VPLE) program. Site investigations and Remedial Action Plans (RAP) will be required to be approved by WDNR with USEPA oversight prior to cleanup commencement. As part of an eligible project, all borrowers or sub-grantees must show costs within project budgets ensuring oversight of a WDNR technical review professional. In addition, the City of Manitowoc will provide oversight for all project activities and require a detailed progress report with each disbursement request stating activities and deliverables completed for said disbursement.

b. The City of Manitowoc presents the legal authority to both access and secure properties in event of default or non-performance and to manage such funds presented in Attachment B.

**5. Cost Share:** The 20% cost share (\$200,000) will be provided through staff time, cash and/or by the City of Manitowoc's RLF borrowers. For each loan the City will require businesses or developers for approved projects to supply a 20% match in cash or equity into the project. This model infuses private capital into brownfields redevelopment projects.

**ATTACHMENT B**

**STATE OF WISCONSIN SUPPORT LETTER**



State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



November 27, 2012

Mr. David Less  
Planner  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220-4543

Subject: State Support for City of Manitowoc Federal Brownfield Grant Applications  
• Revolving Loan Fund - \$1,000,000

Dear Mr. Less:

The Department of Natural Resources is pleased to support the federal brownfield grant applications referenced above from the City of Manitowoc.

The City of Manitowoc is applying for federal brownfields Revolving Loan Fund cleanup funding to initiate cleanup activities. Using an USEPA Community Wide Assessment grant, the City of Manitowoc has recently completed an inventory of brownfield properties in the City. This GIS based inventory has found 344 brownfield sites and many of these sites are located in minority/ economically distressed areas near downtown Manitowoc.

Several of the most significant brownfields are associated with the former Mirro Aluminum Company which was a major employer in the City. Mirro left behind a number of vacant manufacturing properties including the 900,000 sf eight story high Mirro Plant No. 9 located at 1512 Washington. The impacts of these closings to the City have been huge, when these Mirro plants closed, the city lost 1,150 relatively high paying manufacturing jobs and an estimated \$19 million in annual wages. This challenging brownfield site is one of the targets of the RLF funding. If successful in their application for RLF cleanup funds the funds will be used to cleanup high priority sites and leverage additional funds to facilitate redevelopment of many of these brownfields properties.

The proposed brownfields cleanup projects are consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for the City of Manitowoc's residents.

Sincerely,

Mark F. Giesfeldt, PE, Director  
Bureau for Remediation and Redevelopment

cc: Darsi Foss, DNR Central Office  
Annette Weissbach, NER  
Tina Reese, Symbiont

**ATTACHMENT C**

**LEGAL OPINION**



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)



November 15, 2012

## To Whom It May Concern:

The City of Manitowoc is required to provide this letter of authority as part of the application to the Environmental Protection Agency for a Revolving Loan Fund grant. The City of Manitowoc has legal authority to access and secure sites in the event of an emergency or default of a loan agreement or non-performance of a subgrant and to perform the actions necessary to manage a revolving loan fund.

The City of Manitowoc is organized under Wisconsin statutes with a mayoral/common council form of government. The Common Council is granted powers under Wis. Stat. § 62.11(5), which states

Except as elsewhere in the statutes specifically provided, the council shall have the management and control of the city property, finances, highways, navigable waters, and the public service, and shall have power to act for the government and good order of the city, for its commercial benefit, and for the health, safety, and welfare of the public, and may carry out its powers by license, regulation, suppression, borrowing of money, tax levy, appropriation, fine, imprisonment, confiscation, and other necessary or convenient means. The powers hereby conferred shall be in addition to all other grants, and shall be limited only by express language.

The authority granted to the City to carry out its powers should be broadly construed in favor of the City pursuant to Wis. Stat. §62.04 and includes the authority to access and secure property when necessary. The City also has powers under state statute to promote industrial development by furthering employment and enlarging the tax base. *Wis. Stat. § 66.1101*. The state expressly authorizes "cities...to borrow for the reservation and development of industrial sites, and the expenditure of funds for that purpose is determined to be a public purpose. *Id. at (1)*. The City has further powers to borrow funds for "any public purpose" so long as a promissory note is issued and all principal and interest is repaid within 10 years. *Wis. Stat. § 67.12(12)(a)*. This would include a revolving loan fund such as the one requested in this grant.

The City of Manitowoc has a Community Development Authority pursuant to Wis. Stat. § 66.1335 and Manitowoc Municipal Code § 3.160. The Authority, established by

City Attorney Straun W. Boston – Phone (920) 686-6993

Assistant City Attorney Kathleen M. McDaniel – Phone (920) 686-6990

CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543 • Fax (920) 686-6999



ordinance in 1983, is a separate body politic established for the purpose of blight elimination, slum clearance, urban renewal, and redevelopment programs. The Authority may act as the agent of the city in planning and carrying out community development programs and activities approved by the Mayor and Common Council. The Common Council specifically granted approval to request this grant in Resolution 12-519.

The Community Development Authority has authority to enter buildings or properties in a redevelopment project area for the purposes of inspection, survey, appraisal, sounding or test boring and can obtain a court order if entry is denied or restricted pursuant to Wis. Stat. §66.1333(5)(a)(3). The City and its agents are also authorized to obtain special inspection warrants under Wis. Stat. § 66.0119 to inspect properties for a variety of violations, including environmental protection purposes.

The City of Manitowoc and the Community Development Authority of Manitowoc have the authority to access and secure sites if needed and to perform the actions necessary to manage a revolving loan fund. If you have further questions, please contact the City Attorney's Office.

Best Regards,



Kathleen M. McDaniel  
Assistant City Attorney  
Wisconsin Bar No. 1060850

KMM:kmm

O:\RevolvingLoanFundOpinionLetter.docx

**Dave Less**

**From:** Dan Pawlitzke [danpaw@two-rivers.org]  
**Sent:** Friday, November 09, 2012 9:49 AM  
**To:** Inc., Ring Enterprises; 'Shellman, Stephen P.'; "tschneider@investorscommunitybank.com".GWIA.CTYTR; dean@leede.com; Casey, William; cloden@edcmc.org; Reis, Timothy T  
**Cc:** Dave Less  
**Subject:** Kewaunee Nuclear Power Plant Information

Hi:

Attached is the agenda for the Community Response Team pertaining to the closing of the Kewaunee Nuclear Power Plant (KNPP) by Dominion Energy affecting 650 full-time employees. Bob Varley of Dominion was the primary spokesperson.

Dominion said they bought the plant which was running about 80% efficient and increased efficiency to 95.5%. The problem is NOT with the labor at the plant, but the market price for power in Wisconsin. that power cost is so low that their operating cost is more than what they can sell the power. The culprit is the plentiful supply of natural gas used to produce power. Also, WPS has just purchased the natural gas generation plant of 500 mega watt located in the Fox Valley along Highway 41 which more than replaces their portion of the 545 mega watts WPS previously purchased.

Dominion purchased the plant in 2005 for \$191.5 million with about 450 employees and Bob said Dominion invested about \$220 million, thus I calculate they have about \$410 million invested in KNPP. Dominion had several interested parties looking at KNPP, however the issue is economics. Given the current power rate structure it is cheaper to convert KNPP to a greenfield site over the next 60 years verses converting the plant to coal or natural gas and somehow write off the \$410 million investment. I asked if Dominion could use some the \$517 million trust funds to plan a reuse of the site. Bob mentioned after 60 years we can plan for the site. KNPP has about 900 acres of land including miles of Lake Michigan waterfront. Why couldn't the furthest land from the KNPP, especially the waterfront property be developed? The attachment indicates the Town of Carlton would loose \$400,000 of revenue a year in utility payments, which needs to be made up. The KNPP employees typically have newer homes and with the plant closure, the value of these homes might be in question. Real estate assessment may prove to be tricky.

The KNPP has been for sale for 18 months & KNPP will submit an application to MISO for SAFSTOR, which starts the 6 month timeline and Dominion forecasts to shut KNPP down during the 2nd quarter of 2013. There was mention of an employee buyout, however the employees do not have the financial assets to back them up in case of any nuclear related calamity or issues. Would the State of Wisconsin provide such guarantee? Further, Dominion does not have a license for another reactor, even though the site can contain another reactor.

Andre Jacques offered to include nuclear as a renewable energy, however KNPP produces power and does not consume it, so it does Dominion no good to have that renewable feature, however the purchasers of power may see this as a benefit. Dominion says they have fully funded the decommissioning of the plant. The forecast decommission cost is \$680 million with \$517 Million already allocated. KNPP will have 24/7 security as the spent fuel loses its radioactivity. Dominion does not care about the distribution lines as they are owned by ATC, however Point Beach power plant and ATC may care to reuse the KNPP distribution line as ATC is planning a power line south of Branch, WI to handle the additional 17% capacity that Point Beach is producing.

11/9/2012

There will be a team of individuals in charge of press releases pertaining to KNPP closure.

In conclusion the biggest issues are:

1. People & how can we keep the KNPP employees, as a resource, in the North East Wisconsin.
2. Sale of nuclear power plant asset.
3. What will be the impact on suppliers & support businesses to KNPP?

--

Dan Pawlitzke, CEcD, EDPF  
Economic Development Consultant  
City of Two Rivers  
P O Box 87  
Two Rivers, WI 54241  
Phone: (920) 793-5564  
Fax: (920) 793-5563  
E-mail: [danpaw@two-rivers.org](mailto:danpaw@two-rivers.org)  
Web site: [www.tworiverseconomicdevelopment.org](http://www.tworiverseconomicdevelopment.org)

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## **COMMUNITY RESPONSE TEAM**

**Thursday, November 1, 2012**

**3:00 p.m.**

**Kewaunee County Fairgrounds**

625 3<sup>rd</sup> Street, Luxemburg, WI 54217

Emergency Operations Center, Emergency Management Department

*Call In: 1.855.947.8255*

*Passcode: 5399818*

### **AGENDA**

#### Meeting Objectives:

- Review known facts related to the Kewaunee Power Station
- Identify questions that remain unanswered
- Begin to map out strategies to move forward
- Create an ongoing regional strategy team?

1. Welcome and Introductions
2. Summary of the Situation
3. Questions, Discussion, Rumors
4. Short Term Strategy Discussion
  - Is plant closure the last option?
  - Rapid Response (Dominion/BAWDB/DWD)?
  - Public Relations: How can we positively and proactively communicate to the community?
  - Additional Support: What additional support can community stakeholders provide to employees and their families?
  - Coordinated Approach: Are there opportunities for us to provide a coordinated approach? What might that look like?
5. Medium term
  - Decommissioning: How can we best leverage decommissioning opportunities to benefit local communities?
  - Economic Development: Are there any economic development opportunities pertaining to the asset beyond decommissioning? (buildings, land?)
6. Long term – new ventures?
7. Who will need to be engaged to move the efforts forward?
  - Should we organize an on-going regional strategy team?
  - Who should be engaged?
8. Next Steps/Set next meeting?

## **Closure of the Kewaunee Power Station – Summary of the Situation**

*Compiled by KCEDC and Kewaunee County UWEX*

*As of November 1, 2012*

### **A. About the Kewaunee Power Station**

1. Located in the town of Carlton in Kewaunee County on Lake Michigan about 35 miles southeast of Green Bay, about 100 miles north of Milwaukee.
2. Began commercial operation in 1974; one Westinghouse pressurized water reactor.
3. The Kewaunee reactor is one of three operating reactors in the state, with the other two located five miles away at Point Beach Nuclear Plant.
4. Counting Kewaunee, there are 104 power reactors licensed in the United States.
5. Kewaunee will be the first reactor to retire since 1997 when the 67 MW reactor Big Rock Point located in Charlevoix, MI shut down. The Zion nuclear plant – just across the Illinois line from Kenosha County – was also shuttered in 1998.
6. The Kewaunee reactor generates 556 megawatts of electricity, or enough to supply about 140,000 homes.
7. Provides about 20 percent of Green Bay-based Wisconsin Public Service Corp. (WPS's) electricity, also sells to Alliant Energy Corp., Madison.
8. 59% of Kewaunee Power Station's output goes to WPS; 41% goes to Alliant Energy Corp.
9. Dominion acquired the station in July 2005 from Wisconsin Public Service.
10. 650 Full Time employees, swells to 900 during outages every 18 months
  - o 142 Kewaunee County (22%)
  - o 260 Manitowoc (40%)
  - o 221 Brown (34%)
11. Types of positions: Engineers, Operators, Maintenance, Security, Office, Chemists, Radiations Specialists, Services Support – IT, Accounting
12. Dominion will offer incentives to employees to stay until the shutdown to ensure staffing. They are offering severance packages and Employee Assistance Programs.
13. High-paying professional jobs –Avg. Wage?

### **B. About Dominion**

1. Virginia-based Dominion is among the nation's largest producers of energy.
2. In 2005, Dominion bought Kewaunee with the hope of acquiring more nuclear plants in the upper Midwest.
3. They intended to purchase Point Beach nuclear plant five miles south, however that plant was sold by Wisconsin Energy Corp. to NextEra Energy Resources Inc. of Florida.
4. In February 2011, the NRC (Nuclear Regulatory Commission) renewed the station's operating license for an additional 20 years, until 2033.
5. Late last year, Alliant Energy Corp., Madison, said it had ended negotiations with Dominion about a power purchase deal. The remainder of the power is sold to Green Bay-based Wisconsin Public Service Corp.
6. April 2011, Dominion put the plant up for sale – unable to find a buyer
7. October 22, 2012 - Dominion publicly announced plans to close and decommission the Kewaunee Power Station
8. In the 2<sup>nd</sup> Quarter 2013 the station is expected to cease power production, pending a grid reliability review by the Midwest Independent Transmission System Operator (MISO)

**C. Reported reasons for closure:**

1. Lack of economies of scale; Kewaunee only has one reactor
2. Dominion was not able to move forward with plan to grow nuclear fleet in the Midwest. It operates six reactors at three nuclear plants in Virginia and Connecticut. Kewaunee's one reactor in Wisconsin is isolated from the other operations.
3. Expiration of power purchase agreements in 2013
4. The agreements by which Dominion sells the plant's electricity to other utilities expire in December 2013, and prices are too low to be profitable.
5. Low Midwest power prices are tied to domestic natural gas production

**D. Decommissioning**

1. Dominion will stop generating electricity in about six months, accompanied by phased layoffs.
2. Following station shutdown, Dominion plans to meet its obligations to the two utilities that purchase Kewaunee's generation through market purchases until the power purchase agreements expire in December 2013. WPS & Alliant
3. Facts for Decommissioning Nuclear Power Plants <http://www.nrc.gov/reading-rm/doc-collections/fact-sheets/decommissioning.html>
4. Safety is top priority during the remaining period of power generation, as the station is shut down, and throughout the decommissioning process.
5. The station will remain under the oversight of the Nuclear Regulatory Commission (NRC) throughout the decommissioning process.
6. Within 30 days of the decision to cease operations permanently, a nuclear power plant licensee must notify the NRC in writing. The notification must contain the date when the power generation operations stopped or will stop.
7. Licensees may choose from three decommission strategies; Dominion has chosen SAFSTOR which involves a nuclear facility being maintained and monitored in a condition that allows the radioactivity to decay. Afterwards, it is dismantled and the property is decontaminated.
8. The licensee must remove the fuel from the reactor and submit a written certification to the NRC confirming its action. There is no time limit specified before the fuel must be removed or the corresponding certification received by the NRC. Once this certification has been submitted, the licensee is no longer permitted to operate the reactor or to put fuel into the reactor vessel.
9. No later than two years after permanent cessation of operations, the licensee must submit a Post-Shutdown Decommissioning Activities Report (PSDAR) to the NRC and the state of Wisconsin.
10. Under federal law, reactors that are decommissioned must be returned to "greenfield status" within 60 years.
11. According to NRC regulations, a trust or some other financial mechanism must be set up to cover all decommissioning costs of decommissioning the facility.
12. Dominion's most recent Form 10-K filing with the Securities Exchange Commission estimated decommissioning at \$680M, but the figure doesn't reflect potential future recovery of spent fuel cost.
13. As of December 2011, the Kewaunee decommissioning trust had fund of approximately \$517M.

SAFSTOR

**E. Economic Impact**

1. Permanent closure of the plant: Initial preliminary estimates of direct economic impact to labor income in the region are over \$100 Million. This does not include indirect business-to-business activity, or induced impact (the multiplier effect) associated with labor spending wages in the local economy, which estimates the total effect to over \$500 Million dollars to the three County region.
2. The decommissioning process itself will produce a significant temporary economic impact, which is yet to be estimated.
3. Net economic impact on regional economy is unknown.
4. Kewaunee County receives an estimated \$720,000 annually in Utility Aid under the Shared Revenue Formula. This amount will phase out in a step-down process over 4-5 years. In addition, Dominion provides over \$100,000 annually to help support Kewaunee County Emergency Management functions.
5. The Town of Carlton currently has no Town tax levy. It will need to raise the levy in future years. The Town of Carlton receives about \$400,000 in Utility Aid from the Shared Revenue Formula, which offsets \$185,000 in County taxes.
6. The City of Kewaunee receives \$18,000 annually for fire protection.

**ATTACHMENT D**

**COMMUNITY-BASED ORGANIZATIONS  
LETTERS OF SUPPORT**



November 27, 2012

Mr. David Less  
City Planner  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220

Dear Mr. Less:

On behalf of Bank First National, we enthusiastically support the City of Manitowoc's efforts to secure funding through the United State Environmental Protection Agency for a 2012 Brownfields Revolving Loan Fund grant for remediating brownfield sites within the City. We are committed to support business projects in the City of Manitowoc, particularly when financed in conjunction with City funds such as your current business revolving loan fund program. Should Manitowoc be the recipient of your EPA RLF grant, we will certainly agree to provide an aggressive financing arrangement for qualified and creditworthy remediation projects in conjunction with EPA RLF or other public funding. We will commit to assist the City in evaluating the creditworthiness of these projects through our credit underwriting analysis procedures.

We recognize that in an older, industrial City like Manitowoc, brownfield redevelopment can hold the key to revitalizing our community, particularly older industrial sites that are area-wide blighting influences. Without the financial support from sources like the EPA's RLF program, the environmental condition of these properties remains a hurdle to finance. It is our belief that if funded, the EPA grant will go a substantial distance to overcome these barriers by adding financial protections as we go forward in partnership.

Should the City be awarded this grant, we at Bank First National look forward to working with you on this exciting opportunity. Please feel free to contact me should you have any questions regarding this letter of support.

Sincerely,

Dennis Tienor, Business Banking Manager  
Bank First National

For Better Banking, Think First.



402 N. Eighth St. P.O. Box 10

MANITOWOC, WI 54221-0010 920.684.6611 **BankFirstNational.com**





202 N 8th St - Ste 101  
PO Box 813  
Manitowoc, WI 54220  
P: 920.482.0540  
F: 920.682.6816  
[www.edcmc.org](http://www.edcmc.org)

November 26, 2012

Mr. David Less  
City Planner  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220

Dear Mr. Less:

The Economic Development Corporation of Manitowoc County (EDC) strongly supports the City of Manitowoc's application to the United State Environmental Protection Agency for a 2012 Brownfields Revolving Loan Fund grant for remediating brownfield sites within the City. The EDC provides expert business development support services for businesses in Manitowoc County, in the areas of existing business development, entrepreneurial development, business attraction and recruitment, and community and workforce initiatives.

As you know, the EDC has partnered with the City of Manitowoc on several economic development projects over time, including the redevelopment of a former Mirro property which required extensive environmental remediation prior to being purchased and occupied by a bonafide business that continues to operate today. Environmental remediation is a formidable and expensive barrier to revitalizing these properties.

If the U.S. EPA selects the City as a recipient of this grant, the EDC will be glad to participate in this proposed brownfields project by having a representative serve on the Brownfields Advisory Committee, and will assist in the dissemination of information regarding the program to our business community membership, and will post information on the status of the grant in our weekly newsletter. In addition, the EDC will provide business recruitment support and technical assistance to companies that may be interested in the reuse of brownfield sites, to help achieve the important goal of moving these sites from assessment to actual successful reuse and/or redevelopment.

EDC believes eliminating and redeveloping brownfield sites, many of which are also vacant and blighting influences on our community, is a crucial element towards furthering the revitalization of our lakeshore. We look forward to continuing our long and successful partnership with the City, and by this letter, urge EPA to approve the application submitted by the City of Manitowoc.

Sincerely,

A handwritten signature in cursive script that reads 'Connie Loden'.

Connie Loden  
Executive Director  
Economic Development Corporation of Manitowoc County



## **HMONG COMMUNITY CENTER, INC.**

Of

Manitowoc County

*A NONPROFIT ORGANIZATION 501 (c) 3*

November 27, 2012

Mr. David Less  
City Planner  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220

Dear Mr. Less:

The Hmong Community Center of Manitowoc County (HCCMC) is a not-for-profit grass roots organization that was established in 1989, with a 9 member board, 2 full-time and 4 part-time staff. We are the primary advocacy group for the Hmong community in the City of Manitowoc and Manitowoc County, and in 2002, purchased its own building at 1517 Washington Street that serves as a "physical" community center. HCCMC has a significant interest in brownfield issues, as our community center building is located directly across the street from the vacant, former Mirro building at 1512 Washington Street. Many members of the Hmong community live in the neighborhood surrounding this blighted building, and we are clearly being impacted by the effect it has on the area as well as undetermined health and other risks. We greatly support the City's 2012 application to US EPA.

As such, HCCMC is committed to supporting the City in this application, and is an eager partner with its initiatives to improve the environment and quality of life in Manitowoc. If the City is awarded this grant, HCCMC will provide whatever support is requested by the City or required by the grant, to get information out to members of the Hmong community. We will also provide a member to serve on the City's Brownfields Advisory Board, and will also agree to host at least 1 neighborhood meeting related to the former Mirro building. Finally, we will also support the City by providing translation services, when and where needed, and will support the project by distributing information about the brownfield program through our existing networks.

We look forward to embracing these opportunities and collaborating with the City on this very exciting project.

Sincerely,

NyiaLong Yang  
Executive Director  
Hmong Community Center of Manitowoc County

1517 Washington Street, Manitowoc, WI 54220  
Phone: (920) 684-1228; Fax: (920) 267-6277  
[nyang@hmongcommunity.org](mailto:nyang@hmongcommunity.org)



INVESTORS  
COMMUNITY BANK

November 27, 2012

Mr. David Less  
City Planner  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220

Dear Mr. Less:

On behalf of Investors Community Bank, we enthusiastically support the city of Manitowoc's efforts to secure funding through the United State Environmental Protection Agency for a 2012 Brownfields Revolving Loan Fund grant for remediating brownfield sites within the city. We are committed to support business projects in the city of Manitowoc, particularly when financed in conjunction with city funds such as your current business revolving loan fund program. Should the city of Manitowoc be the recipient of your EPA RLF grant, we will certainly agree to provide an aggressive financing arrangement for qualified and creditworthy remediation projects in conjunction with EPA RLF or other public funding. We will commit to assist the city in evaluating the creditworthiness of these projects through our credit underwriting analysis procedures.

We recognize that in an older, industrial city such as Manitowoc, brownfield redevelopment can hold the key to revitalizing our community, particularly older industrial sites that are area-wide blighting influences. Without the financial support from sources like the EPA's RLF program, the environmental condition of these properties remains a hurdle to finance. It is our belief that if funded, the EPA grant will go a substantial distance to overcome these barriers by adding financial protections as we go forward in partnership.

Should the city be awarded this grant, we at Investors Community Bank look forward to working with you on this exciting opportunity. Please feel free to contact me should you have any questions regarding this letter of support.

Sincerely,

David Diedrich,  
Senior Business Banking Officer  
Investors Community Bank

Manitowoc

F - 920.686.9998  
T - 888.686.9998  
F - 920.686.9988

P.O. Box 700  
860 N. Rapids Road  
Manitowoc, WI 54221-0700

Stevens Point

P - 715.254.3400  
T - 888.686.9998  
F - 715.254.3490

P.O. Box 128  
3273 Church Street  
Stevens Point, WI 54481-0128

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November 26, 2012

Mr. David Less  
City Planner  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220

Dear Mr. Less:

Lakeshore Technical College (LTC) is writing this letter to document our support for the City of Manitowoc's efforts to secure funding through the United State Environmental Protection Agency for a 2012 Brownfields Revolving Loan Fund grant for remediating brownfield sites within the City. LTC's mission is to enrich lives and strengthen the economy by preparing a workforce that is skilled, diverse and flexible. On average, over 75% of LTC graduates work in the LTC District which includes Manitowoc and adjacent counties. LTC recognizes that these sites frequently have environmental conditions that must be addressed prior to any new development taking place. Remediation and redevelopment of brownfields will have a positive effect on our community.

If the City is awarded this grant, one or more of our staff will be glad to participate in this proposed brownfields project by having a representative serve on the Brownfields Advisory Committee, and will assist in the dissemination of information regarding the program as part of our involvement with the business community. Additionally, LTC will also evaluate potential internships, student projects and classroom activities related to brownfields that could provide support with different components of the project such as further development of the City's GIS inventory of brownfield sites.

LTC has performed these types of community outreach activities on several past projects in the City. We have worked closely with the City and area businesses in support of job creation and economic development. We look forward to working with you on this exciting opportunity, should the City be awarded the grant.

Sincerely,

A handwritten signature in black ink that reads "Michael A. Lanser". The signature is written in a cursive, flowing style.

Michael A. Lanser, Ed.D.  
President

Michael A. Lanser, Ed.D., President





824 S. 8th Street • Manitowoc, WI 54220  
Phone: 920-652-0372 • Fax: 920-652-0657

Website: [mainlymanitowoc.com](http://mainlymanitowoc.com)

November 26, 2012

Mr. David Less  
City Planner  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220

Dear Mr. Less:

On behalf of Mainly Manitowoc, Inc., I am pleased to write this letter to document our support for the City of Manitowoc's efforts to secure funding through the United State Environmental Protection Agency for a 2012 Brownfields Revolving Loan Fund grant for remediating brownfield sites within the City. As you know, we are the lead agency in implementing Wisconsin's Main Street program in historic downtown Manitowoc. With downtown representing some of the oldest real estate in the City, we recognize that as many of these potential brownfield sites negatively impact our ability to encourage the redevelopment of areas of our downtown, having a funding mechanism in place to facilitate the remediation of these injured sites is a pre-requisite to being able to successfully encourage new development taking place. Remediation and redevelopment of brownfields will have a positive effect on our community, and is a community priority.

If the City is awarded this grant, one or more of our staff will be glad to participate in this proposed brownfields project by having a representative serve on the Brownfields Advisory Committee, and will assist in the dissemination of information regarding the program as part of our involvement with the downtown business community.

Mainly Manitowoc requests EPA's favorable consideration of the City's application for funding. Thank you.

Sincerely,

Jamie Zastrow  
Executive Director



## Health Department

James Blaha, Health Officer

*healthdepartment@co.manitowoc.wi.us*

---

Environmental Health • Public Health Nursing • W.I.C. Program

*Manitowoc County Health Department • 823 Washington Street • Manitowoc WI 54220*

*Phone: 920.683.4155 • Fax: 920.683.4156 • TTY: 920.683.5168*

November 27, 2012

Mr. David Less  
City Planner  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220

Dear Mr. Less:

As the Health Officer for Manitowoc County, we enthusiastically support the City of Manitowoc's efforts to secure funding through the United State Environmental Protection Agency for a 2012 Brownfields Revolving Loan Fund grant for remediating brownfield sites within the City. As you are aware, the County Health Department focuses on many areas, but are centered on the issue of health improvement in the community. It is our opinion that by securing the EPA grant you seek, these additional resources will make a difference in the overall health of the community, particularly the minority populations that populate the inner core of the City which coincides with the location of many of the City's brownfields. As you know, Manitowoc County is growing more diverse with its minority population: in 1990 at 2.5%, in 2000 at 4.1%, and in 2010 at 6.2%; with the largest minorities being Hmong (Southeast Asian) and Hispanics. These populations groups tend to reside in the older, industrial inner City, adjacent to existing brownfield sites such as the former Mirro property at 1512 Washington.

County Health recognizes that brownfields are a detriment to health. Amongst our responsibilities is environmental health. Wisconsin Administrative Rules require local health departments to investigate and report occurrences of occupational disease, environmental disease or exposure to human health hazards. We have no issue going on record that vacant, deteriorating facilities like the one at 1512 Washington, contribute to health problems, particularly those associated with lead based paint and asbestos, as well as indoor air quality. We feel there is a correlation between the location of brownfields in Manitowoc, and concentrations of health-impacted populations, particularly amongst minority groups.

As such, County Health is committed to supporting the City in this application, and is an eager partner with its initiatives to improve the environment and quality of life in Manitowoc. If the City is awarded this grant, WMM will provide the City with needed expertise as may be requested by the City or required by the grant.

Should the City be awarded this grant, we look forward to working with you on this exciting opportunity. Our community needs this EPA assistance if these brownfield sites are to be re-focused towards future growth and redevelopment.

Sincerely,

James Blaha,  
Health Officer



# RIVER ALLIANCE of Wisconsin

November 28, 2012

Mr. David Less  
City Planner  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220

Dear Mr. Less:

The River Alliance of Wisconsin enthusiastically supports the City of Manitowoc's application to the USEPA for a 2012 Brownfields Revolving Loan Fund grant for remediating brownfield sites within the City. We worked with the City on a 2013 Coastal Management grant application, and have been an active participant with private owners along the Manitowoc River to develop a vision for redevelopment of this corridor. We previously partnered with the City in the updates to the City's Comprehensive Plan completed in 2009. This included participation as a member of the Downtown and River Corridor Steering Committee where we helped in the process that identified at least 11 major brownfield sites and priority redevelopment sites that directly border either the Manitowoc River or Lake Michigan. We look forward to working with the City in advancing the redevelopment/revitalization process, an important step being the availability of funding that can be used for the abatement and removal of environmental contaminants.

One of the primary focuses for the River Alliance is the restoration of urban rivers in Wisconsin. We have been a witness to Manitowoc and other communities in Wisconsin as they have come to recognize over the past several years how abandoned industrial waterfronts can become key economic and aesthetic assets to the urban centers. As noted on our website, Manitowoc (and the Manitowoc River) is one of the first two urban rivers in Wisconsin where we have focused our initial efforts. As also noted on our website, the Manitowoc River is especially intriguing in presenting an opportunity to tie together urban and rural interests to clean up sediment that has sources both rural areas and urban brownfields sites. We will be glad to participate in this proposed brownfields project by having a representative serve on the Brownfields Advisory Committee, with a focus on sites that are impacting the River or watershed and/or sites that offer opportunities for green space or restored natural areas that could be of significant benefit to ongoing efforts to restore and enhance the River. On projects that provide significant opportunities for enhancing or restoring the River, it is likely that we can help recruit additional forms of volunteer or financial support from our more than 3,000 members.

We look forward to embracing these opportunities and collaborating with the City on projects generated by these grants.

Sincerely,

Denny Caneff  
Executive Director  
River Alliance of Wisconsin

*We Save Rivers*



**Silver Lake College**  
*of the Holy Family*

2406 South Alverno Road  
Manitowoc, WI 54220-9319  
www.sl.edu  
george.arnold@sl.edu

phone 800 236 4752 x138  
phone 920-686-6138  
fax 920-684-7082

OFFICE OF THE PRESIDENT  
George F. Arnold, PhD

November 28, 2012

Mr. David Less  
City Planner  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220

Dear Mr. Less:

I am writing this letter to document the support of Silver Lake College of the Holy Family (SLC) for the City of Manitowoc's efforts to secure funding through the United States Environmental Protection Agency for a 2012 Brownfield's Revolving Loan Fund grant for remediating Brownfield sites within the City. SLC has a mission-driven commitment towards providing for the care of our environment. The College addresses environmental issues through both educational and service initiatives.

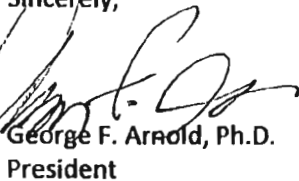
I am very pleased to see that the City is seeking this grant. SLC and the City of Manitowoc have long maintained a close connection. Currently, more than 1,914 alumni and 250 current students live in Manitowoc County, most of whom live in the City of Manitowoc. Additionally, in 2009 the City and the College worked together to have SLC annexed into the City, a move that has helped enrich both our entities.

The College is an eager partner in initiatives to improve the environment and quality of life in Manitowoc and the surrounding areas. The College has participated in several City planning projects involving redevelopment of the Manitowoc River corridor, and support for Mainly Manitowoc, the downtown's "Main Street" program. The project proposed in the City's 2012 grant request would improve the quality of life for all citizens of Manitowoc, as it would lead to the removal of blighting influences that are prevalent in the older industrial and downtown sections of our community.

Dr. Erik Hoyer, Associate Dean for Academic Affairs and Associate Professor of Biology, is currently a member of the Brownfields Advisory Committee, and if the City is awarded this grant, SLC is committed to supporting his continuing participation. Additionally, we will assist with disseminating information regarding the program to our students and other College constituents and, whenever the opportunity would present itself, SLC will gladly provide needed expertise from our faculty as may be requested by the City or required by the grant.

Should the City be awarded this grant, we look forward to working with you on this exciting opportunity.

Sincerely,



George F. Arnold, Ph.D.  
President



# the Chamber Manitowoc County

City of Kiel

City of Manitowoc

City of Two Rivers

Town of Cato

Town of Centerville

Town of Cooperstown

Town of Eaton

Town of Franklin

Town of Gibson

Town of Kossuth

Town of Liberty

Town of Manitowoc

Town of Manitowoc Rapids

Town of Maple Grove

Town of Meeme

Town of Mishicot

Town of Newton

Town of Rockland

Town of Schleswig

Town of Two Creeks

Town of Two Rivers

Village of Cleveland

Village of Francis Creek

Village of Kellnersville

Village of Maribel

Village of Mishicot

Village of Reedsville

Village of St. Nazianz

Village of Valders

Village of Whitelaw

November 28, 2012

Mr. David Less

City Planner

City of Manitowoc

900 Quay Street

Manitowoc, WI 54220

Dear Mr. Less:

The Chamber of Manitowoc County supports the City of Manitowoc's application to the United State Environmental Protection Agency for a 2012 Brownfields Revolving Loan Fund grant for remediating brownfield sites within the City. Since 1916, The Chamber of Manitowoc County has been serving the community, supporting area businesses, and promoting tourism in the lakeshore area. It is our belief that redevelopment and cleanup of brownfields in the City of Manitowoc is a crucial step in attracting new business and residents to the community.

If the U.S. EPA selects the City as a recipient of this grant, The Chamber will be glad to participate in this proposed brownfields project by having a representative serve on the Brownfields Advisory Committee, and will assist in the dissemination of information regarding the program to our business community membership.

We look forward to embracing these opportunities and collaborating with the City on this exciting project. I urge you to approve the application submitted by the City of Manitowoc.

Sincerely,



Karen Szyman

Executive Director

The Chamber of Manitowoc County



Smithsonian Institution  
Affiliations Program



Alliance of  
Museums

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Mike Huck, Vice President  
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Norma Bishop

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The Manitowoc Company, Inc.  
RADM Henry McKinney  
(USN Ret.) Former  
Commander Submarine  
Force, U.S. Pacific Fleet  
Honorable Tom Petri,  
House of Representatives  
Jim Ruffolo, President  
Burger Boat Company

#### In Memoriam

Gerald "Jerry" R. Pilger, Sr.

November 27, 2012

Mr. David Less  
City Planner  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220

Dear Mr. Less:

The Wisconsin Maritime Museum enthusiastically supports the City of Manitowoc's efforts to secure funding through the United State Environmental Protection Agency for a 2012 Brownfields Revolving Loan Fund grant to remediate brownfield sites within the City. As you are aware, we are the largest maritime museum on the Great Lakes, and our location in downtown Manitowoc reflects the City's long history as a center for shipbuilding and other maritime industries. Unfortunately, our manufacturing history has left a number of blighted and vacant brownfield sites along our Manitowoc River and Lake Michigan shoreline which are some of the oldest industrial areas of the City. In fact, our 60,000-sf building, which borders the Manitowoc River, is located on a former brownfield site. Many of these sites were used for manufacturing, warehousing and transportation facilities prior to development of our facility in 1970. The Museum also owns an antiquities storage facility which is located within a block of the vacant Mirro building at 1512 Washington Street, a monolithic 900,000-sf vacant manufacturing complex that is the largest blight in our community.

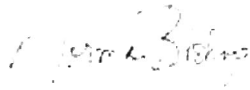
As you are well aware, the Museum has been an active participant in past City efforts to revitalize the waterfront and downtown areas, including having hosted several community meetings related to the Downtown River Corridor Master Plan and the Riverwalk Master Plan. Most recently, the Museum collaborated with the City on a Coastal Management Grant to make improvements to the Museum's waterfront entrance in conjunction with the City's enhancement of its riverwalk to cross the 8<sup>th</sup> Street Bridge over the Manitowoc River.

The Museum is committed to supporting the City in this application and will continue to be an active participant in initiatives to improve the environment and

Finally, with my background in environmental assessment and clean up projects at a Naval Air Station in Alameda CA, I am personally committed to provide needed expertise as may be requested by the City or required by the grant.

Should the City be awarded this grant, we look forward to working with you on this exciting opportunity. Our community needs this EPA assistance if these brownfield sites are to be re-focused towards future growth and redevelopment.

Sincerely,

A handwritten signature in dark ink, appearing to read "Norma Bishop". The signature is written in a cursive, flowing style.

Norma Bishop  
Chief Executive Officer

**ATTACHMENT E**  
**DOCUMENTATION OF LEVERAGED FUNDS**

FINANCE COMMITTEE MINUTES  
November 26, 2012  
City Hall – 1<sup>st</sup> Floor Conference Room #111 - West

Finance Chairperson Scott McMeans called the meeting to order at 5:31 PM

Present: Alderpersons Scott McMeans, James Brey, Collin Braunel & Eric Sitkiewitz

Absent: Christopher Able

Also Present: Mayor Justin Nickels (6:32), Alderperson Jason Sladky (5:48), Finance Director/Treasurer Steve Corbeille, Assistant Finance Director/Treasurer Tony Scherer, Deputy Fire Chief Todd Blaser, City Planner Dave Less, Emergency Government Coordinator Tim Herzog and the HTR Reporter.

**Approval of Minutes**

Motion by Alderperson Brey, second by Alderperson Sitkiewitz to approve the minutes of November 12<sup>th</sup>, 2012 Finance Committee meeting. Motion carried unanimously (4-0).

**Public Input**

No public input was presented.

**EPA Revolving Loan Fund Grant Application**

Alderman McMeans prefaced the subject for the Committee and then invited City Planner Dave Less to speak to the issue. Less started by saying that there was \$10M in Environmental Protection Agency (EPA) grant money available nation-wide, therefore the chances of receiving the funding were against the City. Less explained that the application was for \$1M requiring a \$200K match of City funds. He went on to say that these funds would be made available for the actual remediation of brownfield conditions in the City, noting the Lakeview Center, 1512 Washington Street and the former junk yard on Custer Street as possible, but not the only, recipients of loans from this fund.

Again, Less stressed that the City share of the funds would be \$200K over the five year period of the grant and that he was looking for confirmation from the Finance Committee to move forward. He explained that the City funds could be funded through TID #15 and could be either in cash or in-kind.

Motion by Alderperson Brey, second by Alderperson Braunel in support of proceeding with the application process for the \$1M EPA Revolving Loan Fund Grant with the understanding that a successful application would obligate the City for a funding match equal to \$200K or 20% of the funding level.

City Planner Dave Less also stressed that the loan P&I repayment terms for any loans let from this fund should be structured to begin after the grant has been closed out. Any P&I payments prior to the grant's closing would be regarded as program income.

Chairman McMeans called for the vote. Motion carried unanimously (4-0).

Finance  
7/19/10

415

115 file  
#4 Mun. Res.  
Plan Comm. Res.

RESOLUTION

A Resolution to approve a "Boundary and Text Amendment Number One (1) to Tax Incremental Financing (TIF) District No. 16 Project Plan".

WHEREAS, Wis. Stats. §66.1105 Wis. Stats. authorizes cities to create and amend TIF Districts; and

WHEREAS, the City of Manitowoc created Tax Incremental Financing District No. 16 (hereinafter referred to as the "District") by Resolution on August 18, 2003; and

WHEREAS, the City Plan Commission has recommended that the Project Plan for the District be amended for the purposes of: (i) modifying the legal description of the District resulting in an increase in, or an addition to the area of the District from 190.08-acres to 228.99-acres; and (ii) further modifying the text of the District Project Plan to specifically reference all potential costs related to the assessment, remediation, demolition and reclamation of properties within the District, with a specific focus on the property at 1512 Washington Street, at an estimated cost of \$6,000,000, as detailed in the attached Amendment which is attached as Exhibit "A" (hereinafter referred to as the "Amendment"); and

WHEREAS, the City Plan Commission held a public hearing on July 14, 2010 pursuant to §66.1105(4)(h)1. and §66.1105(4)(a) Wis. Stats., at which time all interested parties were given an opportunity to review and comment on the proposed Amendment; and

WHEREAS, the City Plan Commission adopted the attached Resolution on July 14, 2010 to approve and adopt the attached Amendment; and

WHEREAS, subsequent to the action of the City Plan Commission, the Common Council has determined that modifying the boundaries of the District, and modifying the text of the District Project Plan as detailed in the Amendment pursuant to §66.1105(4)(gm)1. Wis. Stats. is in the best interest of the City; and

WHEREAS, the remaining procedural requirements of §66.1105(4)(h)1. Wis. Stats. have been met; and

WHEREAS, the City Attorney has issued an Opinion certifying that the proposed Amendment is complete and complies with the requirements of §66.1105 Wis. Stats.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Manitowoc as follows:

1. The Common Council hereby approves the Amendment. The Common Council specifically finds that the Amendment is feasible and in conformity with the Master Plan (Comprehensive Plan) of the City of Manitowoc, and meets the requirements pursuant to §66.1105(4)(g) and (gm)4.c. Wis. Stats.;

2. The boundaries of the Amendment shall be as set forth in the attachment to this Resolution;

3. The Amendment is hereby created as of August 2, 2010;

4. The Common Council hereby specifically finds that:

a) The Amendment is contiguous to the District, and is served by public works or improvements that were created as part of the District Project Plan;

b) Not less than 50%, by area, of the real property within the Amendment area is in need of rehabilitation or conservation work, as defined in §66.1337(2m)(a) Wis. Stats.;

c) The improvement of the Amendment area is likely to enhance significantly the value of substantially all of the other real property in the District; and

d) The equalized value of taxable property in the Amendment area and the District, plus the value increment of all existing TIF districts within the City does not exceed 12 per cent of the total equalized value of taxable property within the City of Manitowoc.

INTRODUCED *[Signature]* 7/15/10

ADOPTED (As Amended) AUG 2 - 2010

APPROVED *[Signature]*

JUSTIN M. NICKELS, MAYOR

Drafted by: David Less, City Planner

Filename: Y:\Dave\WPFILES\TIFRES16A-council-7192010.wpd  
Rundate: 7/15/2010



PLAN COMMISSION  
RESOLUTION NO. 1-2010

WHEREAS, the Common Council of the City of Manitowoc created Tax Incremental Financing District No. 16 by Resolution on August 18, 2003 and adopted the project plan for District No. 7 (hereinafter referred to as the "Project Plan"); and

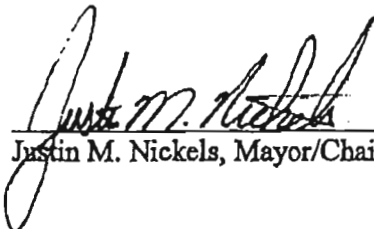
WHEREAS, the City of Manitowoc Plan Commission has reviewed the attached "Boundary and Text Amendment No. One (1) to Tax Incremental Financing (TIF) District No. 16 Project Plan" in the City of Manitowoc (hereinafter referred to as the "Amendment") which details the addition of territory to existing TIF District No. 16; and


WHEREAS, the cost of the Amendment is estimated at not more than \$6,000,000; and

WHEREAS, the Plan Commission, pursuant to §66.1105(4)(h)1. Wis. Stats. and in accordance with §66.1105(4)(a) Wis. Stats., did duly notice and hold a public hearing on July 14, 2010, at which time any and all interested parties were given an opportunity to review and comment on the proposed Amendment;

NOW, THEREFORE, BE IT RESOLVED that the Manitowoc City Plan Commission does hereby approve and adopt the Amendment as attached, in accordance with §66.1105(4)(h)1. Wis. Stats.

ADOPTED this 14<sup>th</sup> day of July, 2010.

  
Justin M. Nickels, Mayor/Chairman

  
David Less, Secretary

Drafted by: David Less, City Planner



BOUNDARY AMENDMENT NO. ONE (1) AND TEXT AMENDMENT NO. 1  
TO TAX INCREMENTAL  
FINANCING (TIF) DISTRICT NO. 16 PROJECT PLAN

JUNE 11, 2010 (REV. JULY 6, 2010)

This Boundary Amendment No. One (1) (hereinafter referred to as "Boundary Amendment No. 1") and Text Amendment No. One (1) (hereinafter referred to as "Text Amendment No. 1") amends a "Project Plan Tax Incremental Financing (TIF) District No. 16 Manitowoc Hotel and Other Development Projects", Manitowoc, Wisconsin" (hereinafter referred to as the "Project Plan") that was adopted by resolution of the Manitowoc Common Council on August 18, 2003. Boundary Amendment No. 1 and Text Amendment No. 1 to the Project Plan are authorized pursuant to §66.1105(4)(h)1. and 2., Wis. Stats.

*Boundary Amendment No. 1*

1. The legal description of TIF District No. 16 which appears on P. 18 of the Project Plan describes an area measuring 190.08-acres, more or less. Boundary Amendment No. 1 increases the acreage in TIF District No. 16, and amends the existing legal description of the TIF District to reflect the addition of territory measuring 38.91-acres, more or less, and which is legally described on page #4 of this document. The total acreage in amended TIF District No. 16 is 228.99-acres, more or less.

*Text Amendment No. 1*

1. Section V., beginning on P. 7 of the Project Plan, identifies the proposed improvements/uses in TIF District No. 16. Section V., 3. of the Project Plan is amended to include and clarify as eligible TIF project costs: (i) the availability of all cost centers identified in the Project Plan for all properties located in the Boundary Amendment No. 1 area; (ii) any and all costs (legal, professional and otherwise) as well as any assessments or charges payable which are associated with cost recovery actions by the City of Manitowoc pursuant to §292.33 Wis. Stats., or any other state statute or federal law; (iii) as well as any and all costs associated with any future designation of TIF District No. 16 as a distressed TIF, severely distressed TIF, or a donor or recipient district under §66.1105 Wis. Stats.
2. Section V., 6. of the Project Plan is amended to include and clarify as eligible TIF project costs environmental remediation activities including, but not limited to: (i) any and all types and kinds of abatement including any drilling, sampling and testing; (ii) the costs related to the removal, handling, transport and disposal of such items as asbestos, lead-based paint, light fixture ballast, mercury switches, containers and any other building components of a similar nature; (iii) all other types and kinds of environmental assessment and associated reporting requirements, remedial action planning, project marketing, application fees, DNR charges, analytical assessments, architectural and other services related to securing brownfield or any other type or kind of funding for a project in the TIF District, and returning any parcel of property in TIF District No. 16 to a productive land use.

3. Section VII. of the Project Plan, identifies estimated project costs in TIF District No. 16. Section VII. of the Project Plan is amended to include and add an additional \$6,000,000 for: (i) the cost of demolition and miscellaneous on and off-site, above and below grade improvements for the property at 1512 Washington Street; and (ii) that all other cost centers in this Section shall be available through the statutorily authorized TIF expenditure period which is currently December 31, 2020, unless said date is extended by authority of the Manitowoc Common Council.
4. Eligible costs not specifically referenced in Section VII. of the Project Plan shall include, but not be limited to the following:

**Financing Costs [§66.1105(2)(f)1.b. and 1.i. Wis. Stats. Wis. Stats.]**

- A. Wisconsin Department of Revenue administrative fees, and fees for re-certification of TIF district base values.
- B. Letter of credit fees.
- C. Principal and interest payments related to developer-funded TIF or municipally-funded TIF expenditures.

**Real Property Assembly Costs [§66.1105(2)(f)1.c. and 1.i. Wis. Stats.]**

- A. Land write downs and rebates in accordance with City Council authorized activities.
- B. Land acquisition, relocation and land assembly costs.

**Professional Service Costs [§66.1105(2)(f)1.d. and 1.i. Wis. Stats.]**

- A. Costs related to subdivision platting, CSM, ALTA historic, archeological, and other land surveys of all types and kinds.
- B. Hydraulic analyses, Transportation Impact Analyses, and other studies related to improvements.
- C. Phase I, Phase II, subsurface, soil testing, asbestos abatement, structural and foundation studies, and other environmental assessments and testing procedures.
- D. Municipal procedures and associated fees, expenses and charges, including but not limited to amendments to Official Map, zoning and right-of-way vacations, or other state and federal permits.

**Imputed Administrative Costs [§66.1105(2)(f)1.e. and 1.i. Wis. Stats.]**

- A. Municipal staff time, fees and charges in planning, engineering, legal, assessment, clerk and other departments related to implementation of TIF District No. 16, along with related legal, accounting, financial or bond counsel services.

**Discretionary Payments [§66.1105(2)(f)1.i. and 1.n. Wis. Stats.]**

- A. Pursuant to §66.1105(2)(f)1.i. and 1.n. Wis. Stats., payments made, in the discretion of the Manitowoc Common Council, which are found to be necessary or convenient to the implementation of the project plan for TIF District No. 16, including developer contributions; cost overruns, unexpected issues related to the expenditure categories identified herein; and

expenditures outside of, but within a ½ mile radius of the boundaries of TIF District No. 16 and within the City.”

5. The following attachments detailing existing and proposed conditions within Amendment No. 1 are fully incorporated herein by reference:
  - A. Legal Description of territory to be added to TIF District No. 16.
  - B. Legal Description of current, pre-amendment TIF District No. 16.
  - C. Condition of Real Property.
  - D. Proposed Land Use.
  - E. Existing Land Use.
  - F. Existing Zoning.
  - G. Area of Public Improvements.
  - H. Location Map - TIF District No. 16 Amendment No. 1 area, including tax parcel numbers.
  - I. Location Map - TIF District No. 16 Amendment No. 1 area.
  - J. Location Map - overall Amendment No. 1 area and existing TIF District No. 16.
  - K. General Location in the City of Manitowoc.

Regarding Text Amendment No. 1, the exact land uses, and the precise location of future utility, street and other public investments within TIF District No. 16, as amended, are subject to change. The location of all planned public improvements and investments within Text Amendment No. 1 are general, and are an expression of intention by the City, and should not be construed as precise or accurate. The location of all planned public improvements and investments are subject to change, and will be formally established during the TIF expenditure period.

6. In all other respects, the original terms and conditions of the Project Plan and any previously authorized amendments related thereto, shall remain in effect.

FileName: Y:\dave\wpfiles\tif16-Boundary-TextAmendment-Rev1-Blackline-762010. wpd  
RunDate: 7/6/2010

**AMENDED  
T.I.F. # 16 DESCRIPTION**

**JUNE 9, 2010**

Land located in portions of the Original Plat of the City of Manitowoc, all being located in the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , Section 30, Township 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin described as follows:

Commencing at the point of intersection with the centerlines of Washington Street and South 16<sup>th</sup> Street, the point of real beginning; thence northerly along the centerline of said South 16<sup>th</sup> Street a distance of 1,085 feet more or less to the intersection with the north line of Lot 5, Block 208 of the Original Plat extended easterly; thence westerly along the north line of said Lot 5 and Lot 6, Block 208 extended westerly a distance of 510 feet more or less to the east line of Lot 6, Block 207 of the Original Plat; thence southerly along the east lines of Lot 6, 7, 10, 11, and 14, all in Block 207 a distance of 222 feet more or less to the southeast corner of said Lot 14; thence west along the south line of said Lot 14 a distance of 143 feet more or less to the centerline of South 18<sup>th</sup> Street; thence northerly along said centerline a distance of 379 feet more or less to the centerline of Clark Street; thence easterly along said centerline a distance of 654 feet more or less to the centerline of South 16<sup>th</sup> Street; thence northerly along said centerline a distance of 159 feet more or less to the south line of Lot 14, Block 190 of the Original Plat extended westerly; thence easterly along said extended south line a distance of 133 feet more or less; thence northerly a distance of 60 feet more or less to the north line of said Lot 14; thence easterly along said north line a distance of 50 feet more or less to the northwest corner of Lot 13, Block 190 of the Original Plat; thence south along the west line of said Lot 13 a distance of 60 feet to the southwest corner of said Lot 13; thence easterly along the south line of said Lot 13 extended a distance of 183 feet more or less to the centerline of South 15<sup>th</sup> Street; thence north along said centerline a distance of 456 feet more or less to the centerline of Wollmer Street; thence westerly along said centerline a distance of 1,020 feet more or less to the centerline of South 18<sup>th</sup> Street; thence northerly along said centerline a distance of 573 feet more or less; thence easterly a distance of 153 feet more or less to the northwest corner of Lot 1, Block 143 of Original Plat; thence northerly a distance of 28 feet more or less; thence easterly a distance of 311 feet more or less to the intersection with the east line of Lot 2, Block 144 of the Original Plat extended north; thence southerly along said extended east line a distance of 25 feet more or less to the northwest corner of Lot 1, Block 144 of the Original Plat; thence easterly along said north property line extended a distance of 153 feet more or less to the centerline of South Water Street; thence southeasterly along said centerline a distance of 837 feet more or less to the centerline of Wollmer Street; thence westerly along said centerline a distance of 151 feet more or less to the west line extended north of Lot 1, Block 189 of the Original Plat; thence southerly along said extended west line a distance of 155 feet more or less to the southwest corner of Lot 4, Block 189 of the Original Plat; thence easterly along the south line of said Lot 4 a distance of 182 feet more or less to the centerline of South 14<sup>th</sup> Street; thence southerly along said centerline a distance of 1,082 feet more or less to the centerline of Franklin Street; thence westerly along said centerline a distance of 365 feet more or less to the centerline of South 15<sup>th</sup> Street; thence southerly along said centerline a distance of 622 feet more or less to the centerline of Washington Street; thence westerly along said centerline a distance of 368 feet more or less to the centerline of South 16<sup>th</sup> Street the point of beginning.

Said described area contains 1,694,846 square feet or 38.91 acres of land more or less.

EXISTING  
T.I.F. # 16 LEGAL DESCRIPTION

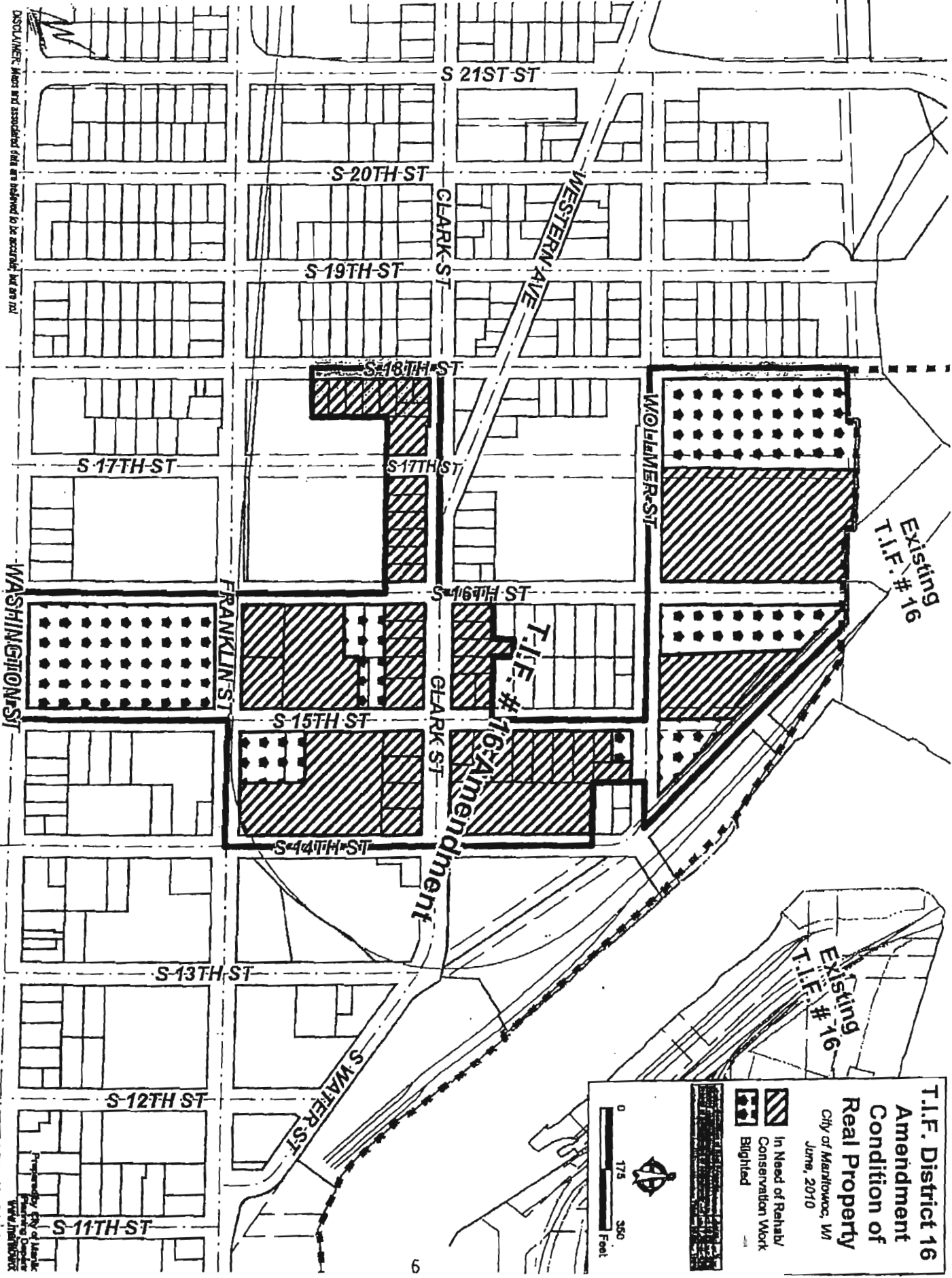
CREATED 1/1/2003

Land located in the Original Plat of the City of Manitowoc and portions located in the Plat of A.W. Buels Subdivision, located in the Southeast 1/4, Section 19; Southwest 1/4 Section 19, Southwest 1/4 Section 20; Northeast 1/4 Section 30; Northwest 1/4 Section 29, Township 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin.

Commencing at the point of intersection with the centerline of St. Clair Street and N. 8<sup>th</sup> Street also the point of beginning; thence west along the centerline of St. Clair Street 1,497 feet more or less to the east line of Lot 7, Block 64 of the Original Plat; thence south along said east line 9 feet more or less to the north line of the Manitowoc River; thence westerly along said north line of river 803 feet more or less to the east line of Tract 1 of certified survey maps recorded in volume 10, page 357; thence N. 00°23' 20" E. 144.73 feet more or less; thence N. 43° 55' 55" W. 59.00 feet; thence N. 73°47' 55" W. 175.00 feet; thence N. 79°23' 55" W. 100.00 feet; thence S. 88°05' 05" W. 100.00 feet; thence S. 75°26' 05" W. 100.00 feet; thence S. 62°32' 05" W. 100.00 feet; thence S. 49°13' 05" W. 100.00 feet; thence S. 44°13' 05" W. 511.84 feet; thence S. 40°02' 05" W. 200.00 feet; thence S. 46°01' 05" W. 237.28 feet to the north line of the Wisconsin Central / Canadian National Rail Road right-of-way; thence westerly along said railroad right-of-way 105 feet more or less to the east right-of-way line of Spring Street; thence southerly along said right-of-way 475 feet more or less to the north line of the Wisconsin Central / Canadian National Rail Road right-of-way; thence easterly along said north right-of-way line 524 feet more or less to the north line of the Manitowoc River; thence westerly along said north line 246 feet more or less to the intersection with the centerline of S. 18<sup>th</sup> Street extended north; thence south along said extended centerline 400 feet more or less to the north line extended west of lot 3, block 143 of the Original Plat; thence east along said north lot line 153 feet more or less to the northwest corner of lot 1, block 143 of Original Plat; thence north 28 feet more or less; thence east 311 feet more or less; thence south 25 feet more or less to the northwest corner of lot 1, block 144 of the Original Plat; thence east along said north property line extended 379 feet more or less to the northwest corner of a parcel (tax number 000-147-020) as described in volume 242, page 306 of deeds; thence southeasterly along said property line 1,465 feet more or less to the south line of lot 10, block 187 of the Original Plat; thence easterly 8.5 feet more or less to the south line of the Manitowoc River; thence southeasterly and easterly 1,885 feet more or less along said south river line to the centerline of S. 8<sup>th</sup> Street also being the centerline of N. 8<sup>th</sup> Street extended south; thence north along the centerline of N. 8<sup>th</sup> Street 1,266 feet more or less to the centerline of Chicago Street; thence west along the centerline of Chicago Street 365 feet more or less to the centerline of N. 9<sup>th</sup> Street; thence south along the centerline of N. 9<sup>th</sup> Street 298 feet more or less to the centerline of Buffalo Street; thence west along the centerline of Buffalo Street 365 feet more or less to the centerline of N. 10<sup>th</sup> Street; thence north along the centerline of N. 10<sup>th</sup> Street 923 feet more or less to the centerline of State Street; thence west along the centerline of State Street 150 feet more or less to the east line of the Manitowoc River; thence northerly along said east line 670 feet more or less to the intersection with the centerline of Park Street; thence east along the centerline of Park Street 1,063 feet more or less to the centerline of N. 8<sup>th</sup> Street; thence north along the centerline of N. 8<sup>th</sup> Street 623 feet more or less to the centerline of St. Clair Street and the point of beginning.

Described area contains 8,279,885 square feet or 190.08 acres more or less.

DISCLAIMER: Maps and associated data are provided to be accurate, but are not



**T.I.F. District 16**

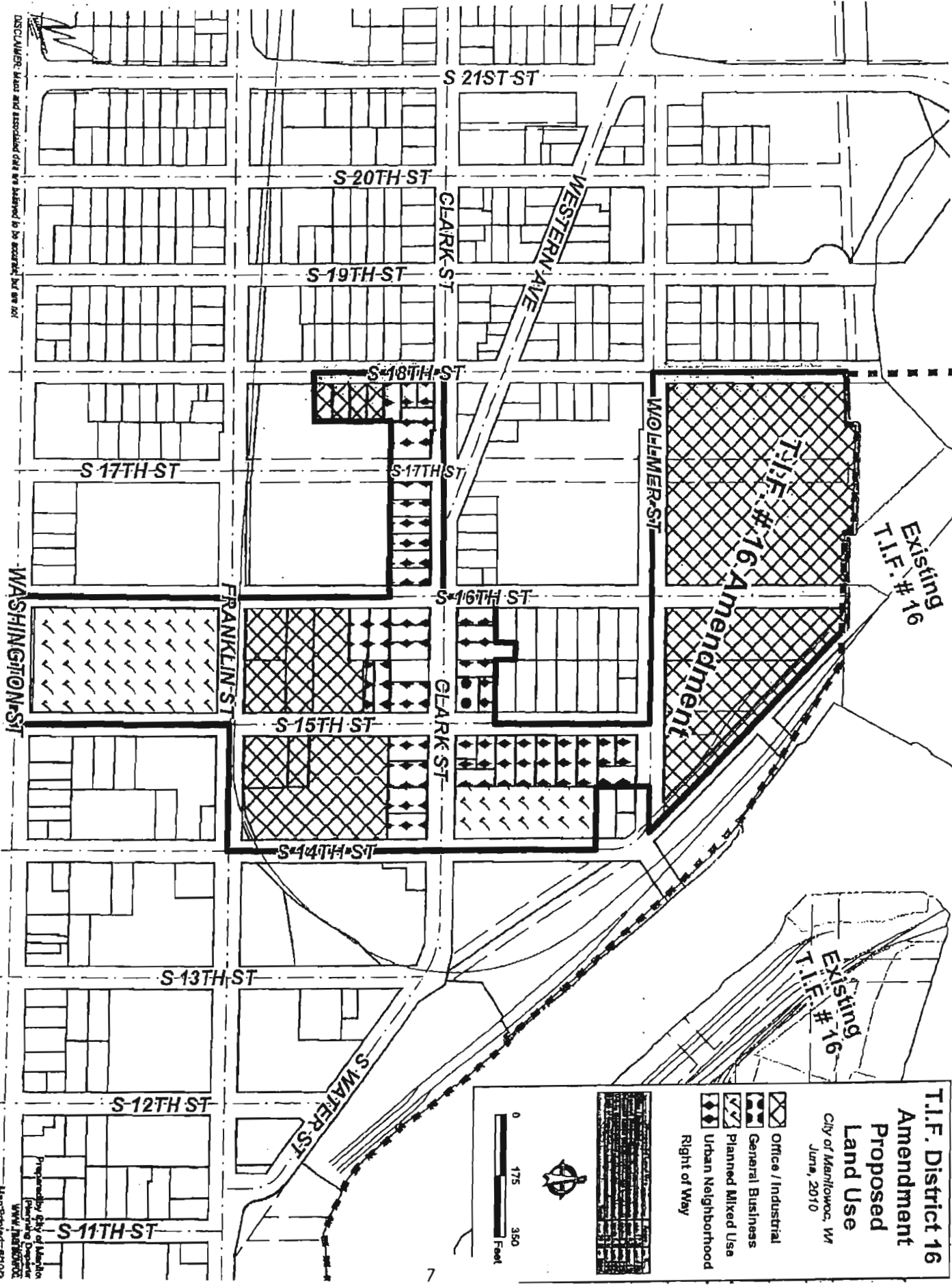
**Amendment  
Condition of  
Real Property**

City of Manitowoc, WI  
June, 2010

-  In Need of Rehab/  
Conservation Work
-  Blighted
-  Blighted



DISCLAIMER: Maps and associated data are subject to be accurate, but are not



Existing  
T.I.F. #16

Existing  
T.I.F. #16

# T.I.F. District 16 Amendment Proposed Land Use

City of Marlborough, MA  
June, 2010

- Office / Industrial
- General Business
- Planned Mixed Use
- Urban Neighborhood
- Right of Way



0 175 350  
Feet



DISCLAIMER: Maps and associated data are believed to be accurate, but we do not

WASHINGTON ST

Prepared by City of Marion  
Planning Department  
June 2010  
www.marionia.org

Map No. 16-100X

S 21ST ST

S 20TH ST

S 19TH ST

S 18TH ST

S 17TH ST

S 17TH ST

S 16TH ST

S 15TH ST

S 14TH ST

S 13TH ST

S 12TH ST

S 11TH ST

CLARK ST

CLARK ST

FRANKLIN ST

WESTERN AVE

MOLEMER ST

T.I.F. #16 Amendment

Existing  
T.I.F. #16

Existing  
T.I.F. #16

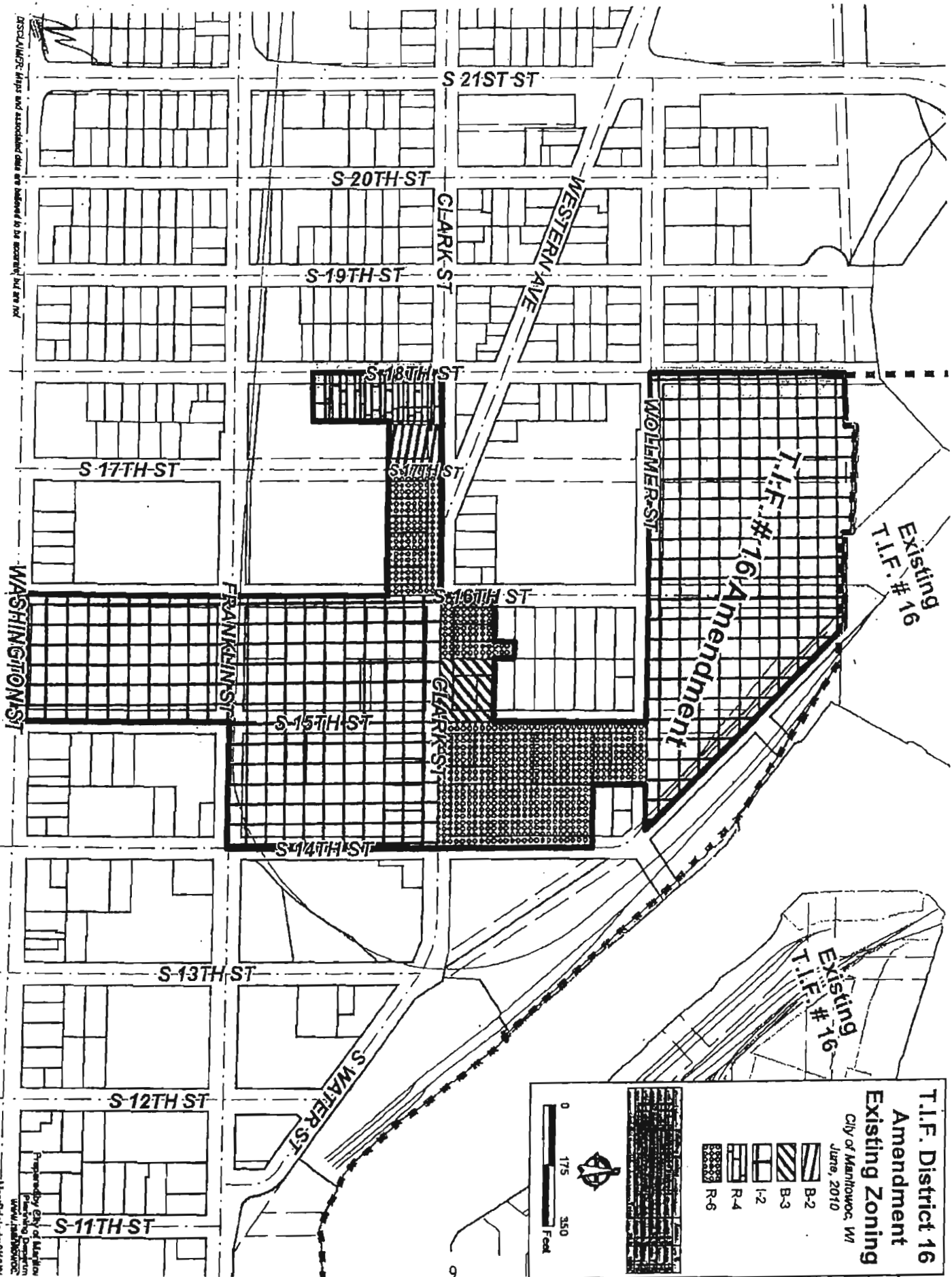
**T.I.F. District 16**  
**Amendment**  
**Existing**  
**Land Use**  
City of Marion, WI  
June, 2010

- Residential
- Commercial
- Industrial
- Vacant
- Right of Way

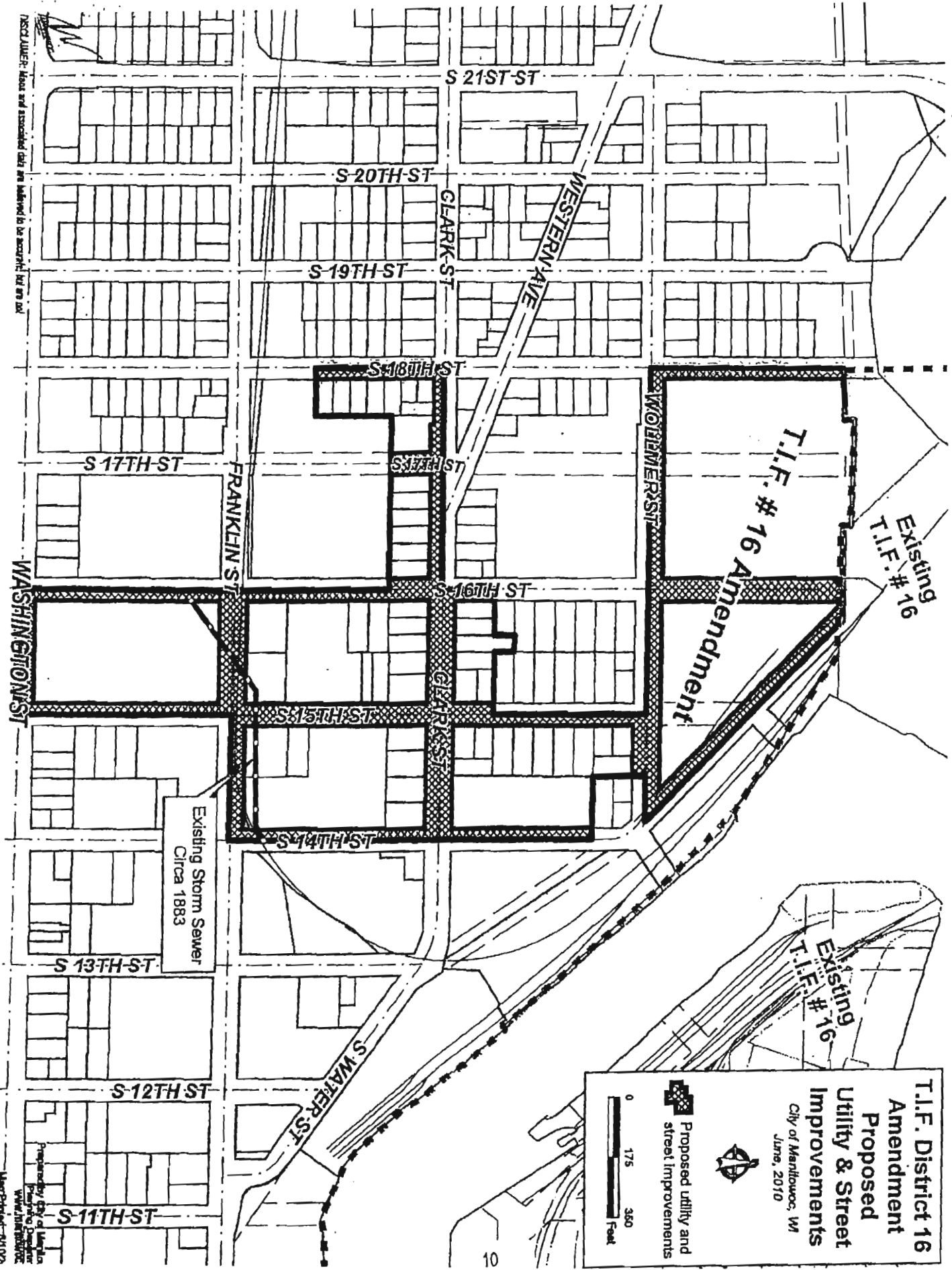
0 175 350 Feet

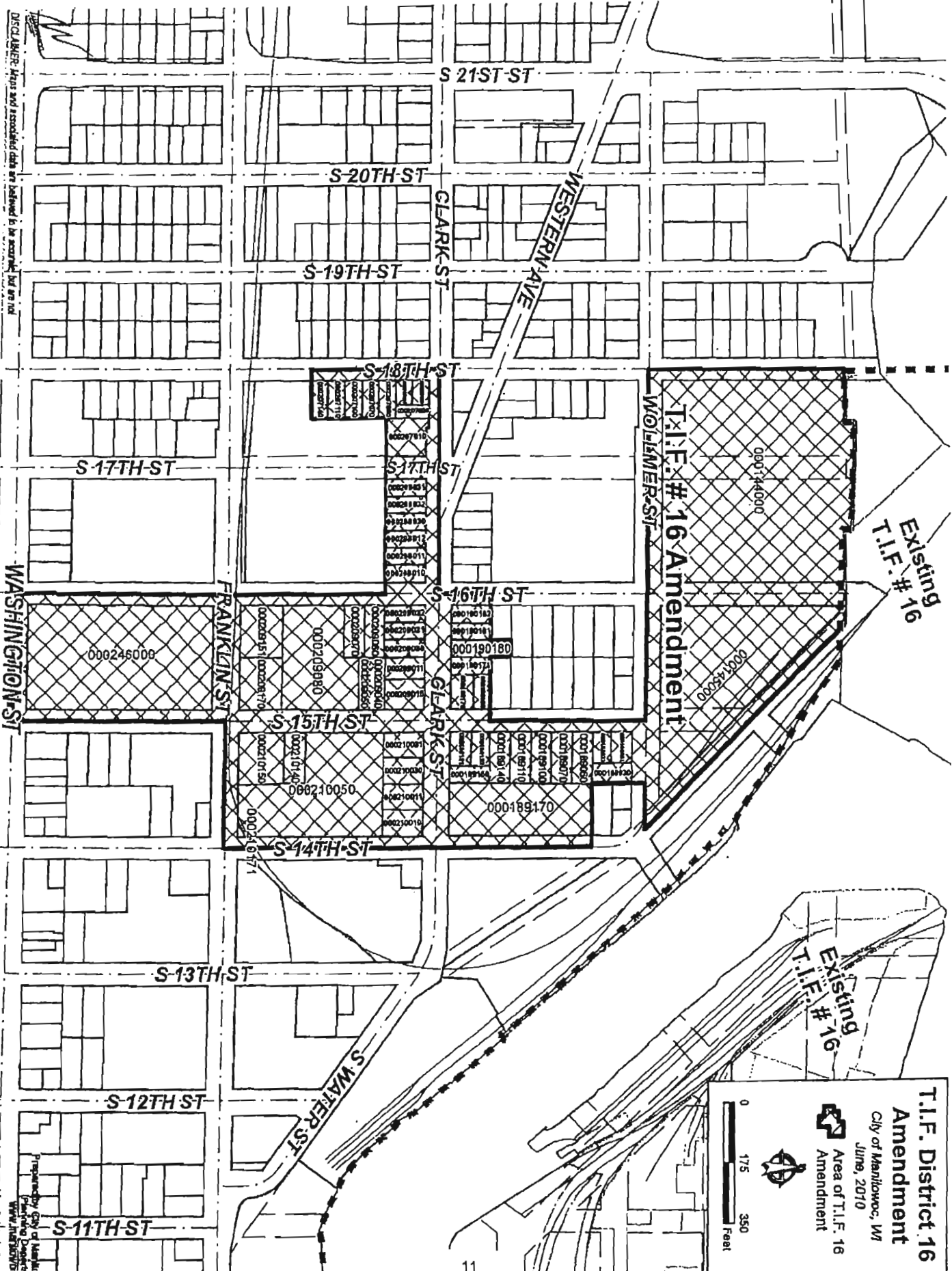


DISCLAIMER: Maps and associated data are believed to be accurate, but are not



DISCLAIMER: Maps and associated data are believed to be accurate but are not





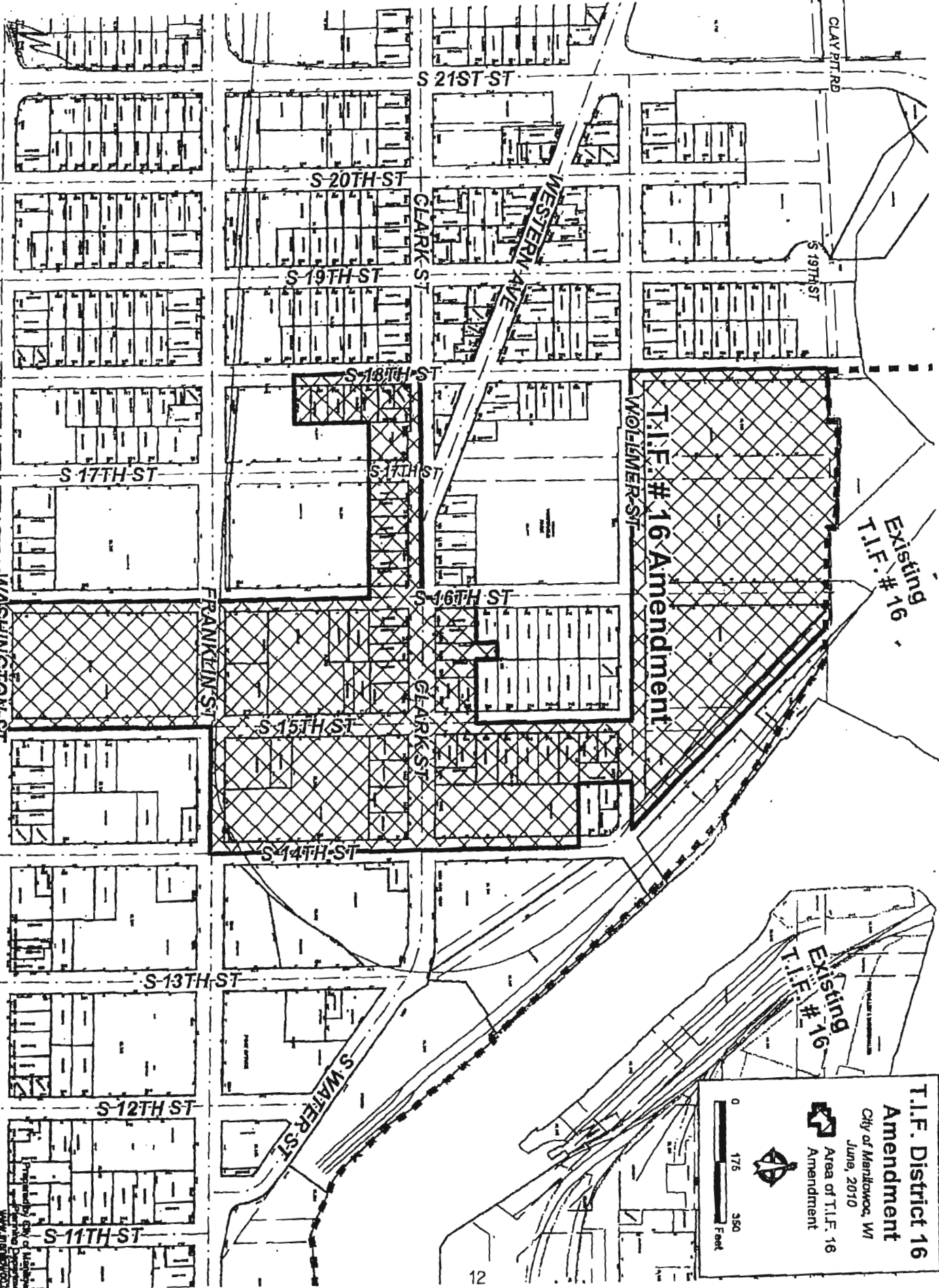
DISCLAIMER: Maps and associated data are believed to be accurate but are not

WASHINGTON ST

Prepared by City of Manitowish  
Planning Department  
www.manitowish.org  
Map Printed: 06/07

**T.I.F. District 16  
Amendment**  
City of Manitowish, WI  
June, 2010  
Area of T.I.F. 16  
Amendment

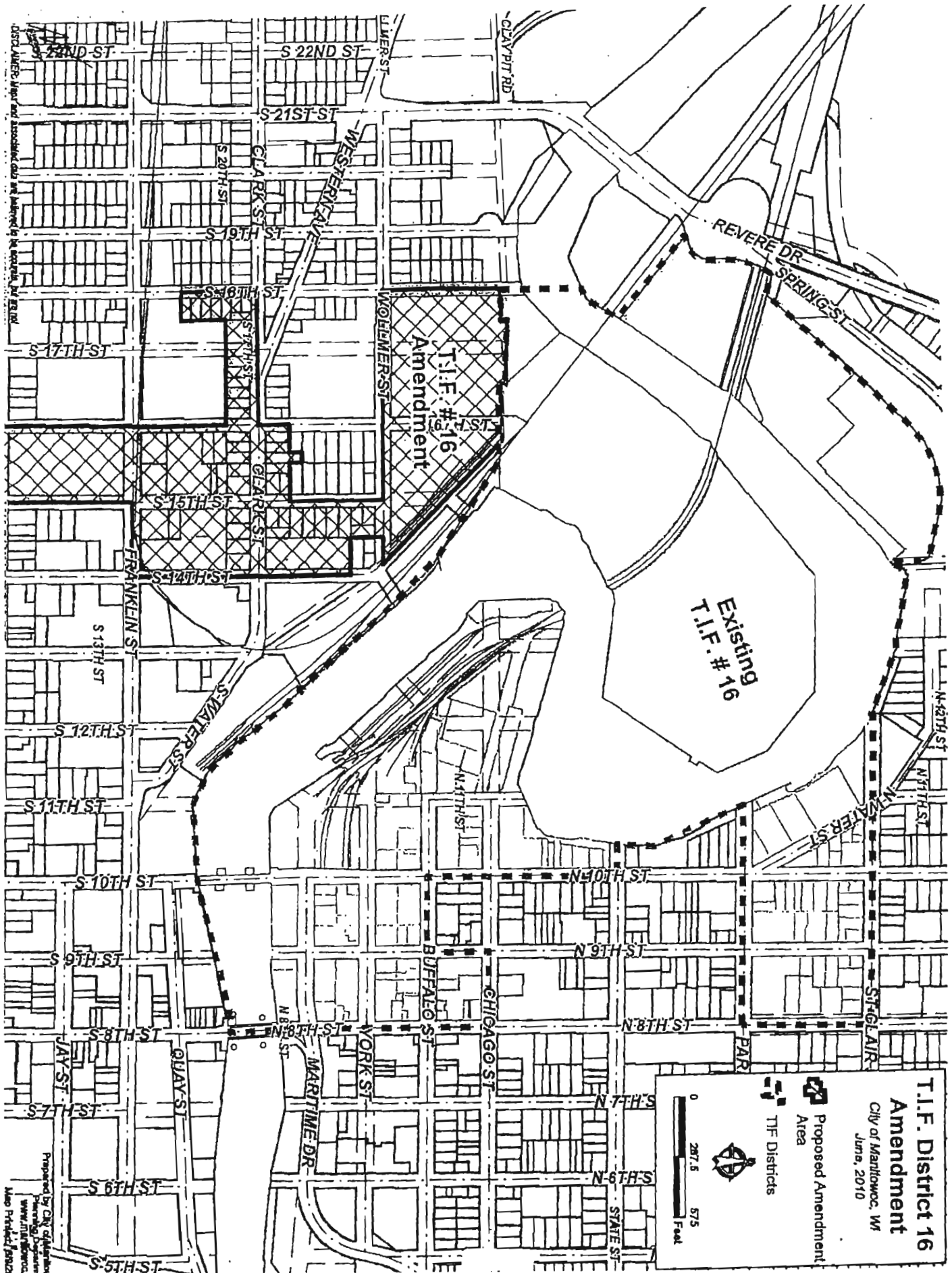
WASHINGTON ST



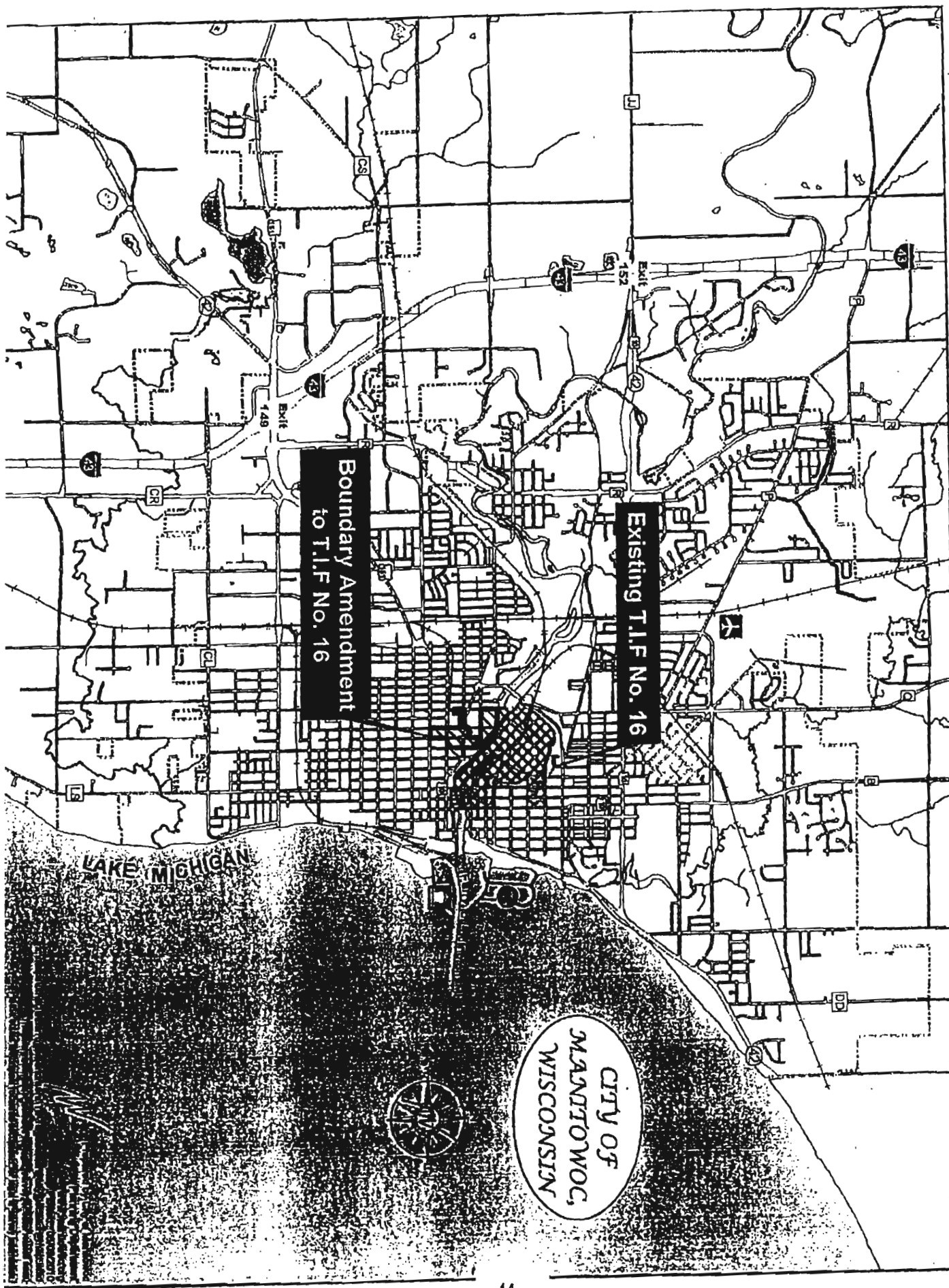
**T.I.F. District 16  
Amendment**  
City of Manitowish, WI  
June, 2010  
Area of T.I.F. 16  
Amendment

0 175 350  
Feet

12









CITY OF  
MANITOWOC

Juliana M. Ruenzel  
City Attorney

Kathleen M. McDaniel  
Assistant City Attorney

Memo

July 8, 2010

RECEIVED

JUL - 8 2010

CITY PLAN COMMISSION  
MANITOWOC, WI

To: David Less, City Planner  
From: Juliana M. Ruenzel, City Attorney  
Re: City Attorney Opinion Regarding TIF District No. 16

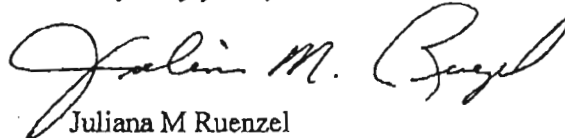
Dear Dave:



CITY ATTORNEY

I reviewed the proposed Project Plan dated July 6, 2010 for Tax Incremental Financing District No. 16. This Memo constitutes my Opinion, pursuant to Wis. Stats. §66.1105(4)(f). The Plan is complete and complies with the requirements of that statute.

Very truly yours,

  
Juliana M Ruenzel  
City Attorney

JMR:es

cc: Justin M. Nickels, Mayor



Jim.  
9-4-12

545

Plan

## RESOLUTION

A Resolution authorizing the submittal of a Site Assessment Grant (SAG) application by the City of Manitowoc (City) to the Wisconsin Economic Development Corporation (WEDC) for the former Rockwell Lime property at 1615 Spring Street, and the subsequent appropriation of City funds for a SAG.

WHEREAS, the City recognizes that the remediation and redevelopment of brownfields is an important part of protecting Wisconsin's resources; and

WHEREAS, in this action the City's Common Council has declared its intent to complete the SAG activities described in an application to be filed with the WEDC, if awarded funds, for the property located at 1615 Spring Street in the City which is currently owned by 1615 Spring LLC, a Wisconsin limited liability company; and

WHEREAS, the City will fulfill any responsibilities as may be required by the WEDC to implement the SAG, if awarded.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council that the City requests funds and assistance available from the WEDC under the SAG program for the property located at 1615 Spring Street, and will comply with WEDC rules for the program; and

BE IT FURTHER RESOLVED, that authority is hereby granted to the City Planner and Deputy City Planner to act on behalf of the City to file and sign any and all necessary documents, applications, agreements, determinations and the like, in support of the request for WEDC support; and

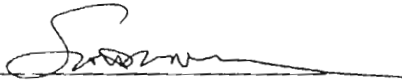
BE IT FURTHER RESOLVED that the City Planner and the Deputy City Planner be authorized to: (i) take any and all necessary steps to assist and oversee the filing of the above referenced SAG application in accordance with this Resolution; (ii) serve as the City's agents responsible to coordinate the implementation of the SAG, should it be funded by the WEDC, including, but not limited to (a) negotiating the terms and conditions of a reimbursement agreement with the property owner, (b) negotiating the terms and conditions of any required cooperation agreements or contracts with the WEDC, (c) negotiating the terms and conditions for all other documents and cooperation agreements related to the SAG, (d) enter into any and all required agreements and contracts with the WEDC or other third parties for the delivery of services related to the SAG, and (e) disburse monies necessary to implement the SAG; and



BE IT FURTHER RESOLVED that the Common Council authorizes the Mayor, Clerk,  
City Planner, Deputy City Planner and other City Officials to act on behalf of the City to:

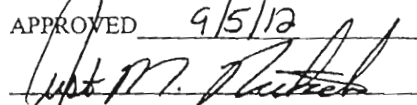
1. Sign any and all documents, communications, applications, contracts and the like as required by the City Planner or Deputy City Planner; and
2. Take any and all steps necessary to undertake, direct and complete the SAG project should the application be approved by the WEDC.

INTRODUCED SEP -4 2012



ADOPTED SEP -4 2012

APPROVED 9/5/12



JUSTIN M. NICKELS, MAYOR

Drafted by: David Less, City Planner

Filename: Y:\dave\wpfile\SAGres-1615Spring.wpd  
Rundate: 8/31/2012

**ATTACHMENT F**  
**SPECIAL CONSIDERATIONS CHECKLIST**

### Appendix 3

#### Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the evaluation process.

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☐ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.
- ☒ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- ☒ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.
- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☒ Community is implementing green remediation plans